

**CITY OF SAN ANTONIO
Zoning Commission Agenda**

FINAL

Board Room
First Floor, Development Business Service Center
1901 S. Alamo

**April 4, 2006
Tuesday, 11:30 A.M.**

ZONING COMMISSIONERS

Michael Westheimer – District 1	Jody Sherrill – District 7
Juretta Marshall – District 2	Dr. Morris A. Stribling – District 8
Don Gadberry – District 3	Susan Wright – District 9
Eiginio Rodriguez – District 5	Robert R. Robbins – District 10
Christopher Martinez – District 6	James Gray – District Mayor
Henry Avila – District 4 Chairman	

1. **Work Session presentation by zoning staff to discuss zoning case recommendations and other items for consideration on agenda for April 4, 2006, at 11:30 A.M. Tobin Room, 1901 S. Alamo, Development Business Services Center.**
2. Call to Order – Board Room – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director's Report.
6. Approval of March 21, 2006 Minutes.
7. **ZONING CASE NUMBER Z2006006 CD S:** The request of J. Allen Family Partners, Ltd., Applicant, for Lee - 1604 No One Ltd., Owner(s), for a change in zoning from "C-2" ERZD Commercial Edwards Recharge Zone District to "C-2" ERZD CD S (CD-Mini Storage) Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Permit for a Mini-Storage Facility Over 2.5 Acres on 3.762 acres out of NCB 15009, 2402 West Loop 1604. (Council District 9)
8. **ZONING CASE NUMBER Z2006038:** The request of Eduardo Rodriguez and Delfina, Applicant, for Eduardo Rodriguez and Delfina, Owner(s), for a change in zoning from "MH" ERZD Manufacturing Housing Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District on Lot 9, Block 3, NCB 15657, 13515 Babcock Road. (Council District 8)
9. **ZONING CASE NUMBER Z2006047:** The request of Brown, P. C., Applicant, for Centex Homes, Owner(s), for a change in zoning from "NP-10" ERZD Neighborhood Preservation Edwards Recharge Zone District to "RM-4" ERZD Residential Mixed Edwards Recharge Zone District on P-4A and P-19, NCB 17725 (17.212 acres), 17120 Bulverde Road. (Council District 10)

10. **ZONING CASE NUMBER Z2006066 CD:** The request of Eduardo Cadena, Applicant, for Joe A. Pastrano and Rebecca, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “RM-4” (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre on Lot 9, Lot 10, Lot 11 and Lot 12, Block E, NCB 11029, 2400 Block of Betty Jean Street. (Council District 3)

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
11. **ZONING CASE NUMBER Z2006063:** The request of Brown, P. C., Applicant, for Presto Tierra, LLC, Owner(s), for a change in zoning from “H” “C-2” “RIO-6” Historic Commercial River Improvement Overlay District and “H” “R-6” “RIO-6” Historic Residential Single-Family River Improvement Overlay District-6 to “H” “C-3” “RIO-6” Historic General Commercial River Improvement Overlay District-6 on 1.68 acres out of NCB 11168 and 6.455 acres out of NCB 11173, 2425 East Chaveneaux and 9650 Espada. (Council District 3)

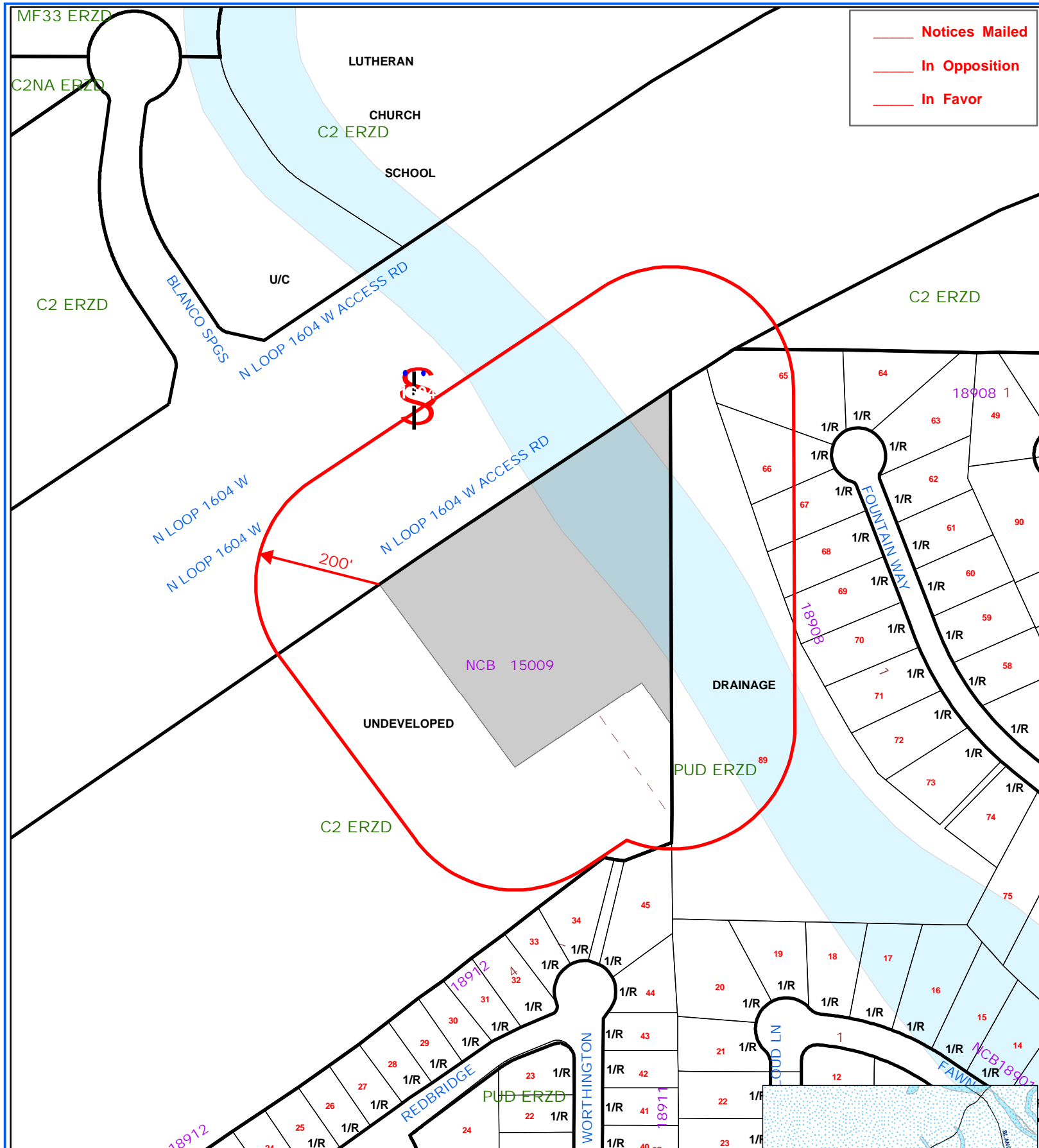
A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
12. **ZONING CASE NUMBER Z2006077:** The request of Joaquin Arch, Applicant, for Howard Wong, Owner(s), for a change in zoning from “I-1” General Industrial District to “IDZ” Infill Development Zone with uses permitted in the “C-2” Commercial District on Lot 1, Block 1, NCB 1360, 734 New Braunfels Avenue. (Council District 2)

A. Finding of consistency with Master Plan.
B. Recommendation on zoning change request.
13. **ZONING CASE NUMBER Z2006076:** The request of Eduardo Cadena, Applicant, for Jason Shapiro, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “MF-33” Multi-Family District on Lots 9 through 16, NCB 8595, 5534 S. San Fernando Street. (Council District 6)
14. **ZONING CASE NUMBER Z2006078:** The request of Ismail Sulieman, Applicant, for Ismail Sulieman, Owner(s), for a change in zoning from “R-4” Residential Single-Family District to “C-3” General Commercial District on 2.5 acres out of NCB 11156, 12000 Block of Southeast Loop 410. (Council District 3)
15. **ZONING CASE NUMBER Z2006080:** The request of Kaufman and Associates, Inc., Applicant, for Wayne Wright Interests, Inc./St. James Holdings, Inc., Owner(s), for a change in zoning from “R-6” “GC-1” Residential Single-Family Gateway Corridor District-1 and “R-20” “GC-1” Residential Single-Family Gateway Corridor District-1 to “C-3” “GC-1” General Commercial Gateway Corridor District-1 on 4.35 acres out of NCB 18333, 20635 and 20655 IH 10 West. (Council District 8)
16. **ZONING CASE NUMBER Z2006081 S:** The request of Goldfield Property Investments, Ltd., Applicant, for Goldfield Property Investments, Ltd., Owner(s), for a change in zoning from “C-2” Commercial District and “I-1” General Industrial District to “C-3” S General Commercial District with a Specific Use Permit for a transitional home on Lot 8, NCB 14525, 14703 Goldfield Drive. (Council District 2)

17. **ZONING CASE NUMBER Z2006082:** The request of Roy Rosin and Joel Johnson, Applicant, for Roy Rosin and Joel Johnson, Owner(s), for a change in zoning from “O-2” Office District to “C-2” Commercial District on Lot 60, Block 20, NCB 17726, 15000 Block of Classen Road.
(Council District 10)
18. **ZONING CASE NUMBER Z2006084:** The request of Dusti Clemence, Applicant, for Dusti Clemence, Owner(s), for a change in zoning from “R-4” Residential Single Family District to “C-3” General Commercial District on 2.1 acres out of NCB 11067, 1100 Block of Poteet Jourdanton Freeway.
(Council District 4)
19. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
20. **ADJOURNMENT**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 1901 S Alamo. Accessible parking spaces are located in front of the building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245



ZONING CASE: Z2006-006 CD S

City Council District No. 9

Requested Zoning Change

From "C-2 ERZD" To "C-2 ERZD CD S"

Date: April 4, 2006

Scale: 1" = 200'

Subject Property

200' Notification

1" = 200'

CASE NO: Z2006006 CD S

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 9

Ferguson Map: 515 F3 / 516 A3

Applicant Name:

J. Allen Family Partners, Ltd.

Owner Name:

Lee - 1604 No One Ltd.

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District to "C-2 ERZD CD S" (CD-Mini Storage) Commercial Edwards Recharge Zone District with a Conditional Use and Specific Use Permit for a Mini-Storage Facility Over 2.5 Acres.

Property Location: 3.762 acres out of NCB 15009

2402 West Loop 1604

West Loop 1604, East of Bitters Road

Proposal: To Develop a Mini-Storage Facility

Neigh. Assoc. The Fountains at Deerfield (within 200 feet)

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required. The current C-2 zoning could allow uses that generate approximately 1,759 daily vehicle trips as shopping center, and 1,816 as specialty retail. The property is proposed to be zoned C-2 with specific use as a mini-storage. The proposed mini-storage is projected to generate 103 daily vehicle trips, and access is limited to the eastbound frontage road of Loop 1604. The TIA Division recommends support of the rezoning.

Staff Recommendation:

Approval

In terms of potential customer and vehicular traffic, the proposed use is a much less intense use than other retail and services uses permitted by right in the C-2 district. The proposed use is compatible with many current uses in the vicinity and will likely be consistent with the future development patterns along this portion of West Loop 1604.

The subject property is currently undeveloped and zoned C-2 ERZD. The property was zoned B-2 in 1993, as was much of the North Loop 1604 frontage between Northwest Military Drive and Huebner Road. The property is located over the Edwards Aquifer Recharge Zone and is partially located within a flood plain. The balance of the property to the west is currently undeveloped although about 58 of the remaining acres have been platted as the Inwood Business Center for future development. There is a floodway to the east and single-family subdivisions further east and south, all zoned PUD R-6 ERZD. To the north, across Loop 1604, is Concordia Lutheran Church zoned R-6 ERZD. The applicant's site plan reflects no improvements within the flood plain and a proposed impervious surface cover of 50.4%.

The applicants are requesting a rezone of a 3.76 acre portion of a parent tract, platted as the Inwood

CASE NO: Z2006006 CD S

Final Staff Recommendation - Zoning Commission

Business Center. Mini-storage, or miniwarehouse, facilities require a C-3 zoning district to be allowed by right. The applicants have exercised the option of maintaining the base C-2 zoning and requesting a conditional district, as provided for by the Unified Development Code (UDC). Additionally, these facilities require the approval of a Specific Use Permit when the area of the proposed use exceeds 2.5 acres. The applicants are proposing a climate-controlled, three story, 156,000 square foot facility with storage spaces ranging in size from 25 to 200 square feet. About 850 units are proposed and on-site security will be provided by 24 hour live-in management personnel. The design of the building will resemble an office building.

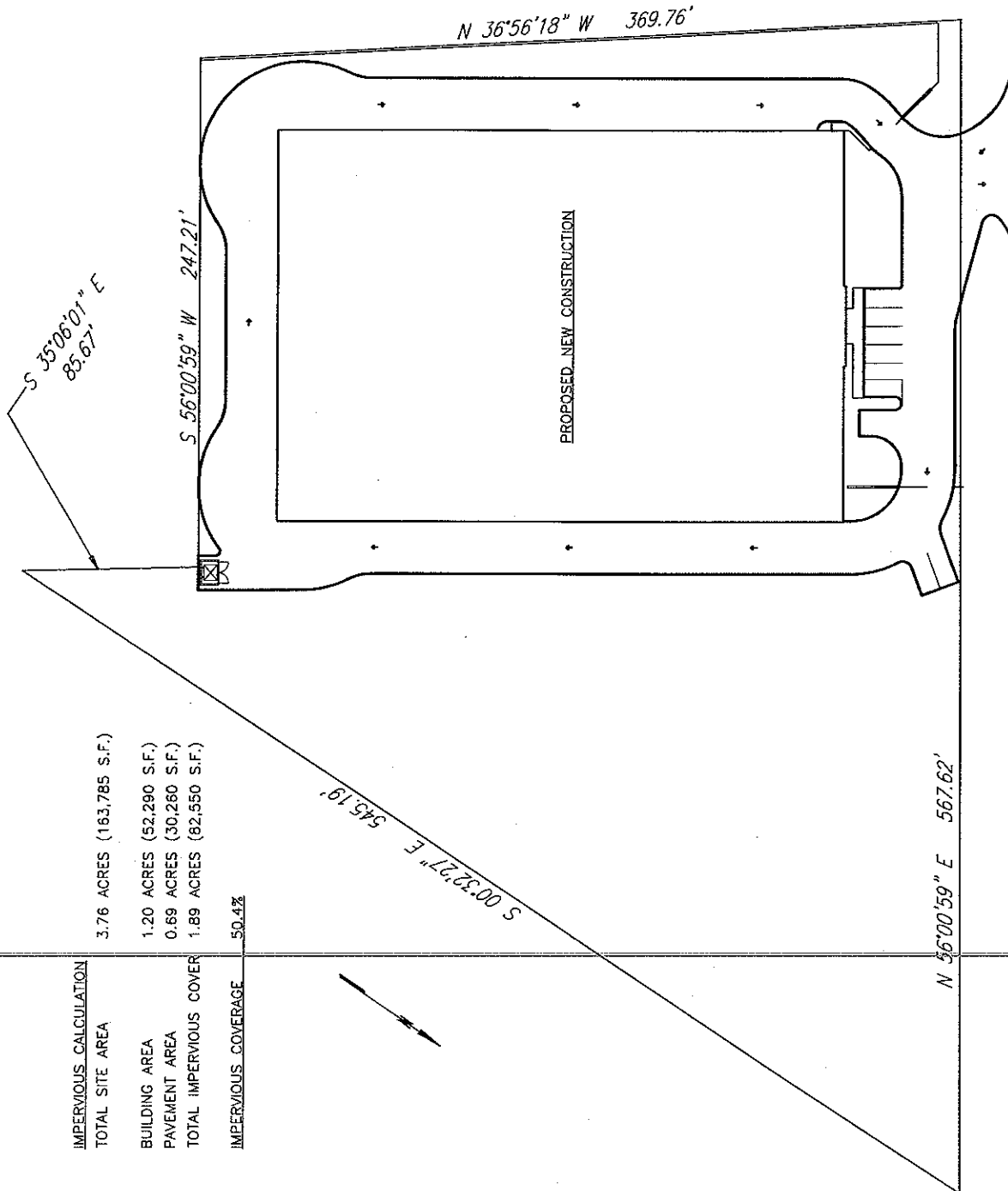
If approved, the base zoning will not change and therefore not require the installation of a landscape buffer. However, the drainage way to the east and the presence of a flood plain on the eastern portion of the 3.76 acres may adequately serve as a natural vegetative buffer to those developed properties zoned PUD R-6 ERZD to the east.

SAWS Summary

1. SAWS recommends approval of the proposed land use.
2. SAWS identifies the property as a Category 1 property.
3. SAWS recommends a maximum impervious cover of 65%.

CASE MANAGER : Matthew Taylor 207-5876

1 **SITE PLAN**
Scale: 1" = 100'



IMPERVIOUS CALCULATION	
TOTAL SITE AREA	3.76 ACRES (163,785 S.F.)
BUILDING AREA	1.20 ACRES (52,290 S.F.)
PAVEMENT AREA	0.69 ACRES (30,260 S.F.)
TOTAL IMPERVIOUS COVER	1.89 ACRES (82,550 S.F.)
IMPERVIOUS COVERAGE	50.4%

DEV. SERVICES
2006 MAR 20 P 3:31

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006006 (Mini-Storage Facility)

Date: March 21, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 3.7622-acre tract located on the city's north side. A change in zoning from **C-2 ERZD** to **C-2 ERZD SU C** is being requested by the applicant, Mr. J. Allen Family Partners Ltd. The change in zoning has been requested to allow for the construction of a mini-storage facility. The property is classified as Category 1 property.

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 9, near the southeast corner of Loop 1604 and Bitters Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from "C-2" ERZD to "C-2" ERZD SU C and will allow for the construction of a multi-level, climate controlled, mini-storage facility, similar to an office

building. Currently the site is covered in native vegetation with a creekway adjacent to the property.

2. Surrounding Land Uses:

Loop 1604 and Bitters Road is located to the west and north of the property. The Waters at Deerfield Subdivision is located to the south and east of the property.

3. Water Pollution Abatement Plan:

The Inwood Commercial Water Pollution Abatement Plan (WPAP) is currently under review. There are two geologic features on the site (solution enlarged fracture zone and solution cavity) that are rated as being sensitive. The WPAP proposes to preserve the solution enlarged fracture zone and seal the solution cavity. The Inwood Commercial WPAP will have to be approved by the TCEQ prior to commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on January 18, 2006, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Leached and Collapsed of the Edwards Aquifer.

The Leached and Collapsed Member is generally one of the most permeable units of the Edwards Aquifer and can have extensive lateral development of caverns. It is generally 70 to 90 feet thick in full section.

Two sensitive features, consisting of a zone of fractured rock and a solution cavity, were identified on the subject property. The zone of fractured is located in a dry stream bed and has the potential for significant infiltration to the subsurface. The solution cavity is located on a hilltop and while sensitive with respect to ability to transmit water to the subsurface, its small watershed limits the amount of water for recharge.

According to the Water Pollution Abatement Plan, the zone of fractured rock is to be preserved and the solution cavity is to be sealed.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A portion of the property lies within the floodplain, along the eastern portion, where recharge may occur.
2. A portion of the property lies within the floodplain, and there is potential increase of sediment load resulting from the additional runoff created by the development.
3. The unauthorized storage of chemicals and/or hazardous materials in storage units shall not be allowed.
4. The storage of materials located on the exterior of the climate controlled facility shall be limited.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

-
1. The impervious cover shall not exceed 65% on the site.
 2. The mini-storage facility shall be climate controlled. The project proposes that all materials will be stored within this climate controlled facility, and will not be exposed to the outside weather conditions. Storage materials shall be kept within the interior of the storage facility and shall not be exposed to the outside weather conditions.

3. At a minimum a floodplain buffer shall be provided along the eastern and northeastern portion of the property, adjacent to the floodplain boundary as shown in Figure 3.
4. The owner or agent shall provide a copy of the standard lease agreement to the Aquifer Protection and Evaluation Section of the San Antonio Water System for their approval.
5. All persons leasing a storage unit shall be informed, in the lease agreement, that the storage of chemicals and/or hazardous materials is not permitted. Staff from the Aquifer Protection and Evaluation Section of SAWS reserved the right to randomly inspect, without notice, any or all units to ensure compliance.
6. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
7. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A. shall be used.
8. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations


1. Development within the floodplain and floodplain buffer zones must be in accordance with Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone in the Floodplain Preservation Area(s).
2. Prior to the release of any building permits the owner/operator of any Category 2 property

shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.

3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.
4. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
5. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
6. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.

- C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
- 7. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
 - 8. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


Kirk M. Nixon
Manager

Resource Protection Division

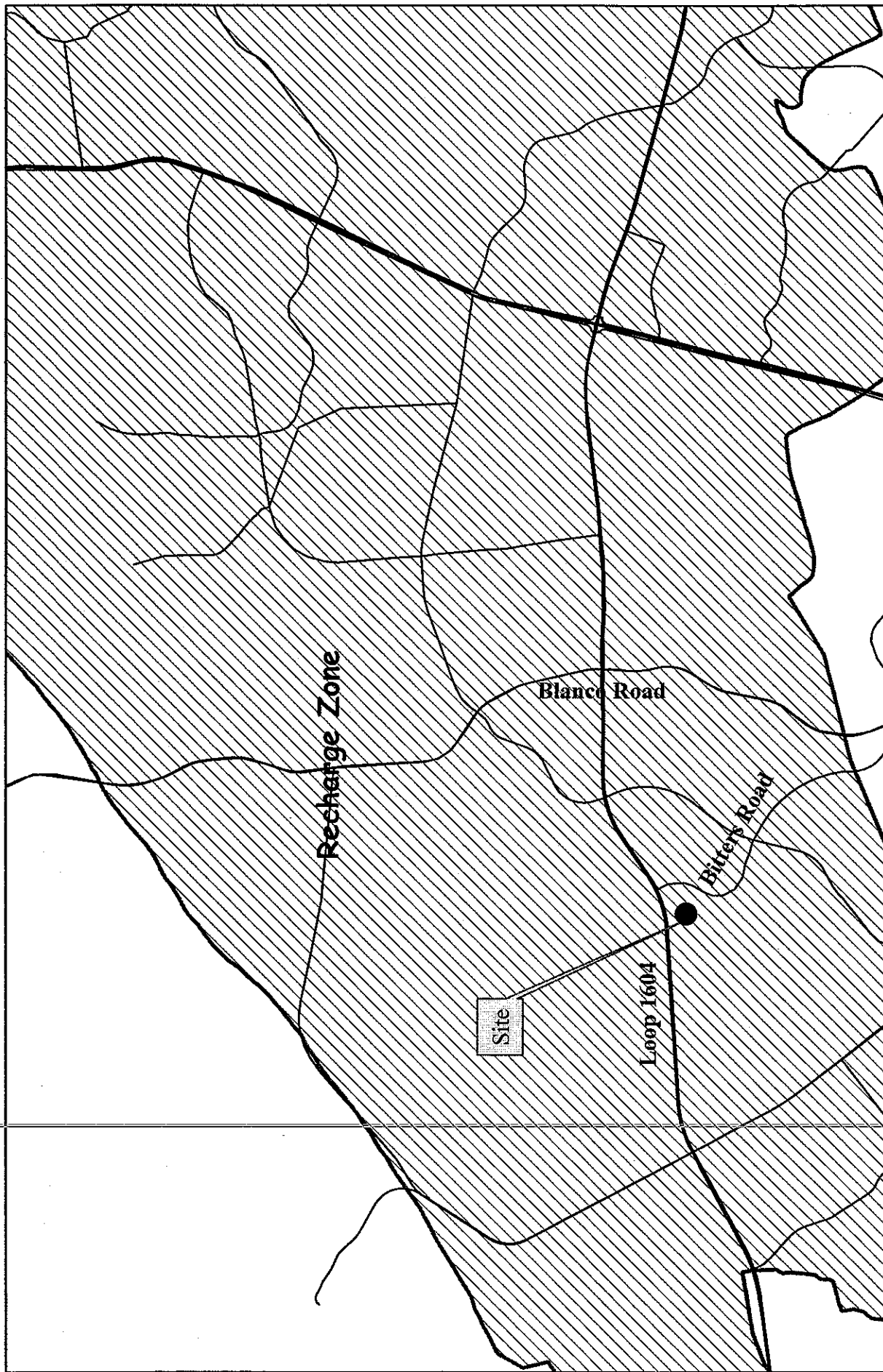
APPROVED:



Scott R. Halty
Director,

Resource Protection & Compliance Department

KMN:MTB



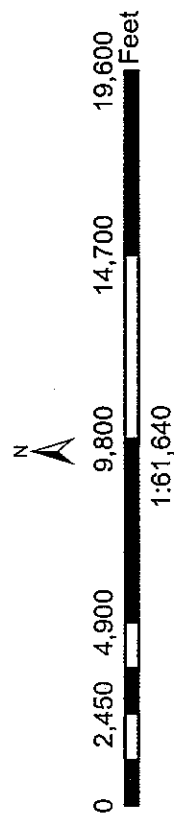
Zoning Case No. Z2006006 Figure 1

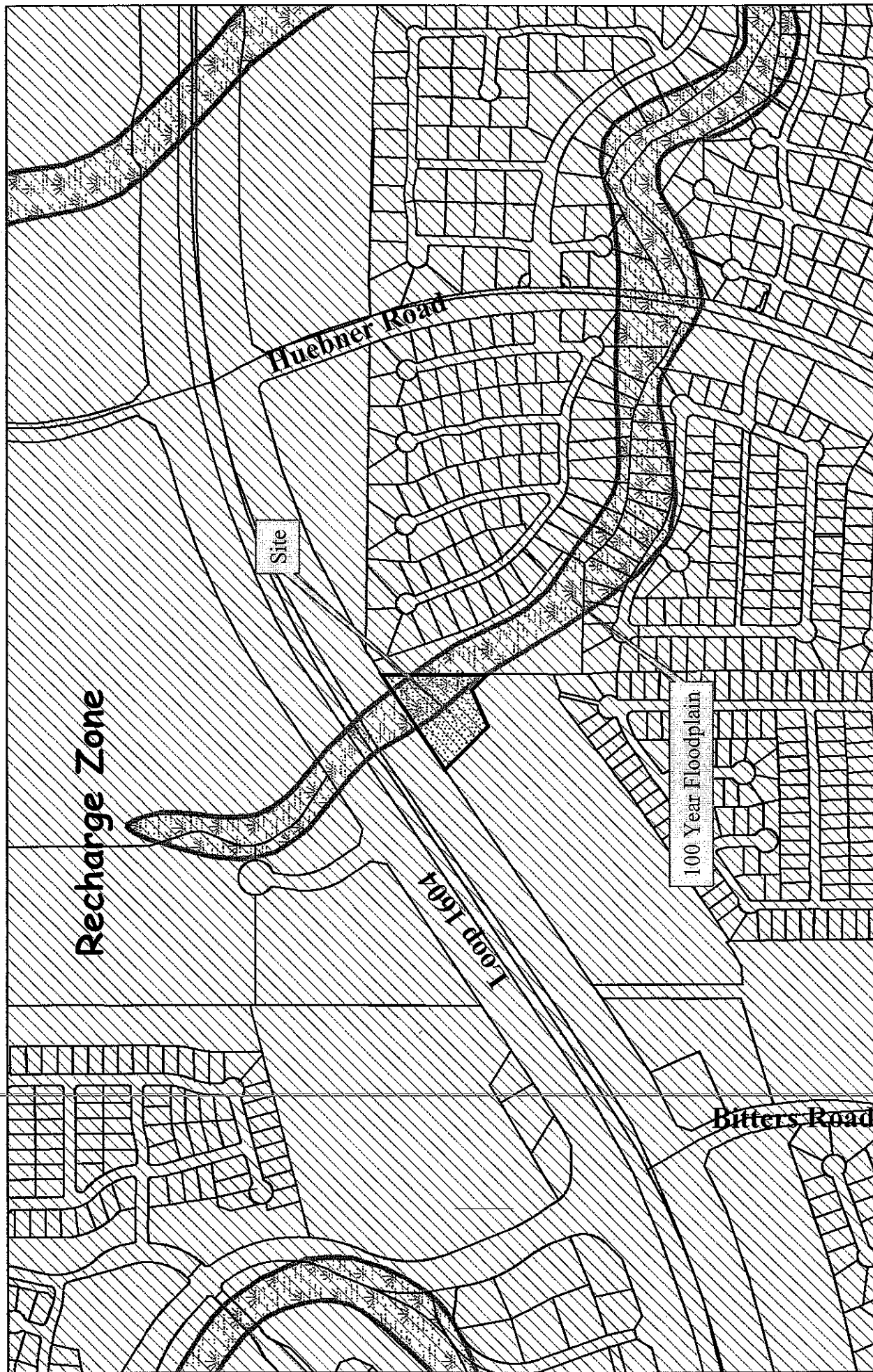
Mini-Storage Facility

Map Page 515 E3

X=2118503 Y=13768051

Map Prepared by Aquifer Protection and Evaluation MJB 12/14/2005





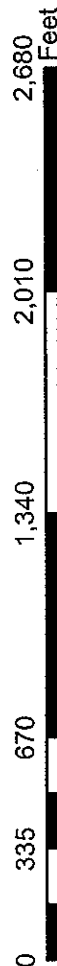
Zoning Case No. Z2006006 Figure 2

Mini-Storage Facility

Map Page 515 E3

X=2118503 Y=13768051

Map Prepared by Aquifer Protection and Evaluation MJB 1/31/2006



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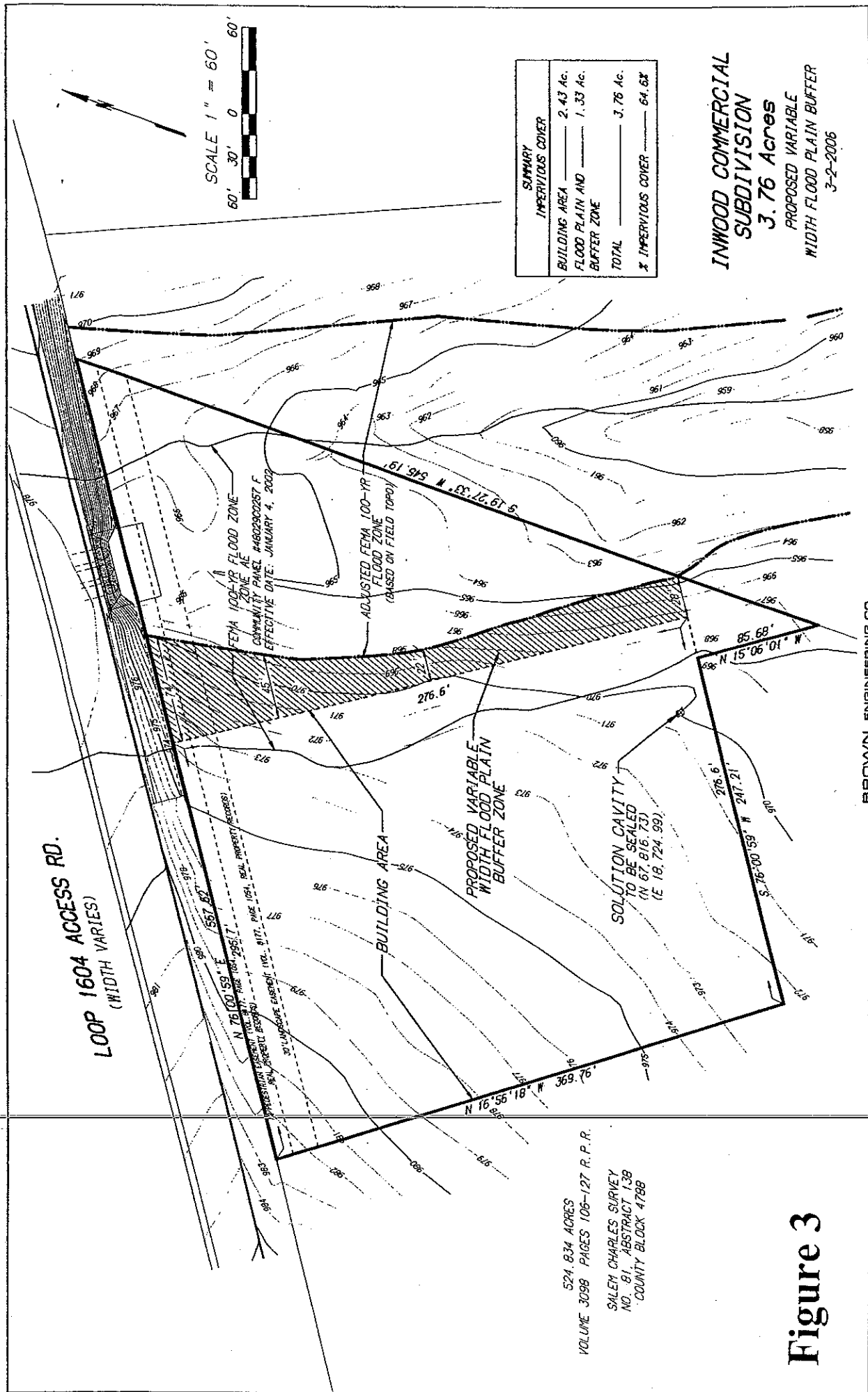
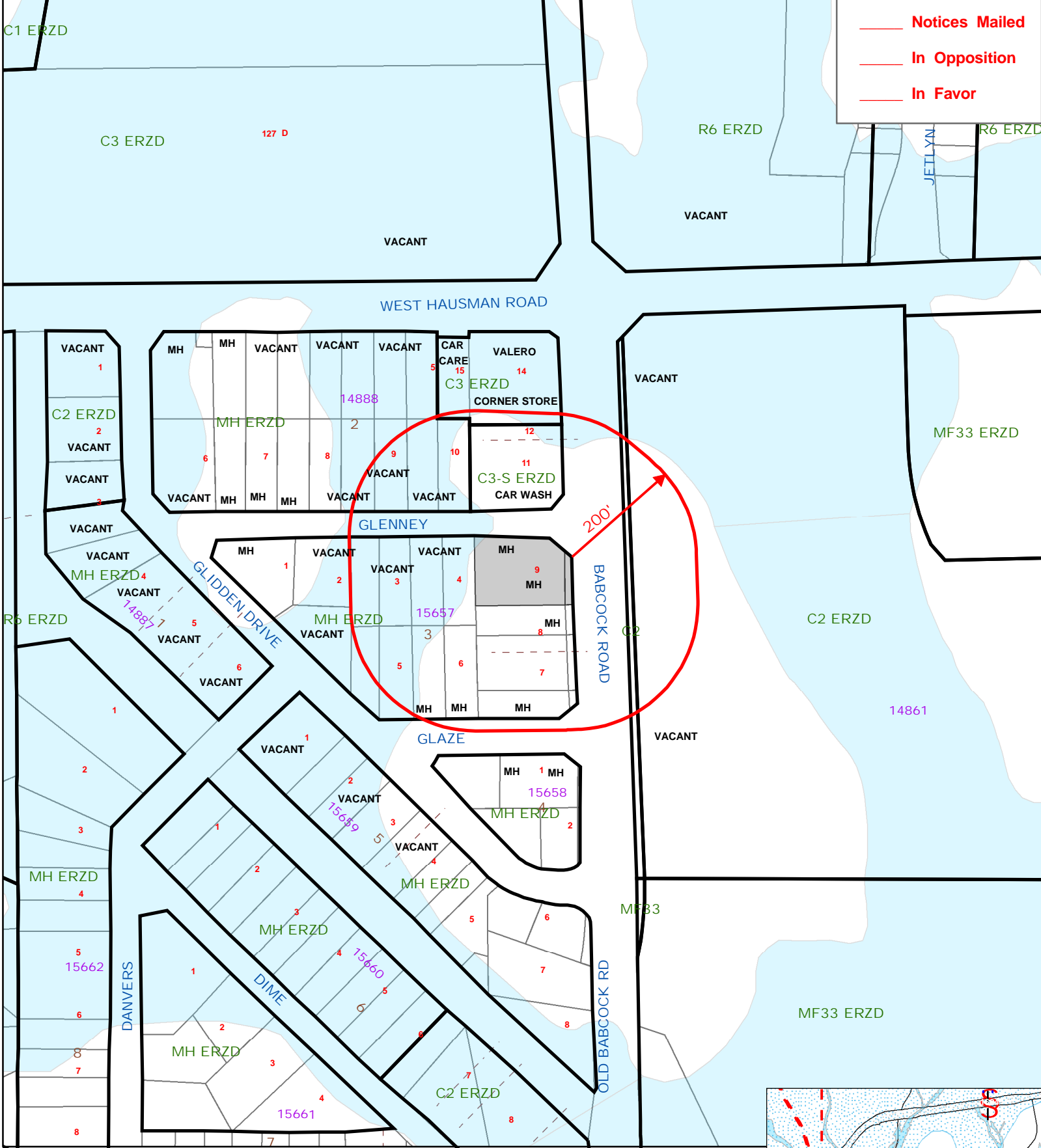


Figure 3



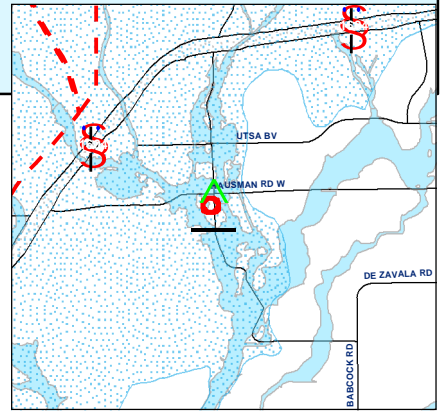
ZONING CASE: Z2006-038

City Council District No. 8
Requested Zoning Change
From "MH ERZD"
To "O-1 ERZD"
Date: April 4, 2006
Scale: 1" = 200'

■ Subject Property
○ 200' Notification



C:\Apr_4_2006



CASE NO: Z2006038

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 8

Ferguson Map: 513 E1

Applicant Name:

Eduardo Rodriguez and Delfina

Owner Name:

Eduardo Rodriguez and Delfina

Zoning Request: From "MH" ERZD Manufacturing Housing Edwards Recharge Zone District to "O-1" ERZD Office Edwards Recharge Zone District.

Property Location: Lot 9, Block 3, NCB 15657

13515 Babcock Road

Southwest corner of Babcock Road and Glenney

Proposal: Real estate office

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval

The subject property has two existing manufactured homes and is located on Babcock Road, a major thoroughfare. The subject property is adjacent to "MH" ERZD Manufacturing Housing Edwards Recharge Zone District to the west and south. "C-3" ERZD General Commercial Edwards Recharge Zone District across the street to the north (car wash). "O-1" districts provide for the establishment of low to mid-rise office buildings. Buildings in an "O-1" district shall be restricted to 10,000 square feet for individual buildings. The outdoor display or sale of merchandise is prohibited in the "O-1" district. The "O-1" ERZD Office Edwards Recharge Zone District would be appropriate at this location. The subject property lies adjacent to a floodplain, along the southern portion. Majority of the surrounding properties are currently undeveloped. There are some existing manufactured homes in the area. The City of San Antonio has purchased numerous properties located in the 100-year floodplain in the area.

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 2 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 30%

The applicant amended his original request from "O-2" to "O-1". SAWS recommends approval of the "O-1" and proposed land use.

CASE MANAGER : Pedro Vega 207-7980

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

DEV. SERVICES

To: Zoning Commission Members

2006 MAR 16 A 9:38

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006038 (Real Estate Office)

Date: March 21, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 0.3155 - acre tract located on the city's northwest side. A change in zoning from **MH ERZD to O-2 ERZD** is being requested by the applicant, Eduardo Rodriguez. The change in zoning has been requested to allow a real estate office.

As of the date of this report, an official request for a category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 8, near the intersection Babcock Road and Hausman Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from MH ERZD to O-2 ERZD and will allow for the construction of a real estate office. Currently the site has two mobile homes that are occupied by tenants.

2. Surrounding Land Uses:

The property is located within an existing mobile home park. North of the property and across the road is a car wash. To the east of the property and across the road is undeveloped land.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted an evaluation, on February 14, 2006, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Ms. Joan B. Falkenberg, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Cyclic and Marine Members within the Person Formation of the Edwards Group

The Cyclic and Marine Members consist of mudstones and grainstones that range from massive to thin beds and are generally conducive to subsurface cave development. It is generally 80 to 90 feet thick in full section.

The subject property has been developed as residential land use consisting of two tenant occupied trailers. No significant geologic features were observed on site.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A portion of the property lies adjacent to a floodplain, along the southern portion, where recharge may occur.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance that may be carried off in the first flush of stormwater run-off.

2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 30% on the site.
2. A floodplain buffer shall be provided along the southern portion of the property as required in Ordinance No. 81491, Section 34-913.
3. The land use within the zoned area shall be in conformance with the table of permitted uses at the time the rezoning is approved. Should a proposed use be listed as requiring City Council approval, the owner shall apply for rezoning for that particular use at that site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as prohibited, that land use will not be permitted on that site.
4. The owner of all water pollution abatement structures shall be responsible for properly maintaining the basin and that it is kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S.D.A., shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

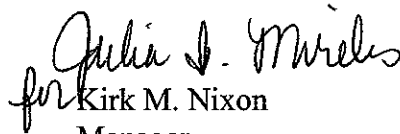
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.

General Recommendations

1. Development within the floodplain must be in accordance with Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone in the floodplain preservation area(s).
2. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
3. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State of Texas,
 - C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
4. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
5. If a water quality basin is constructed on the property, the following is required:
 - A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.

- D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
6. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
7. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.

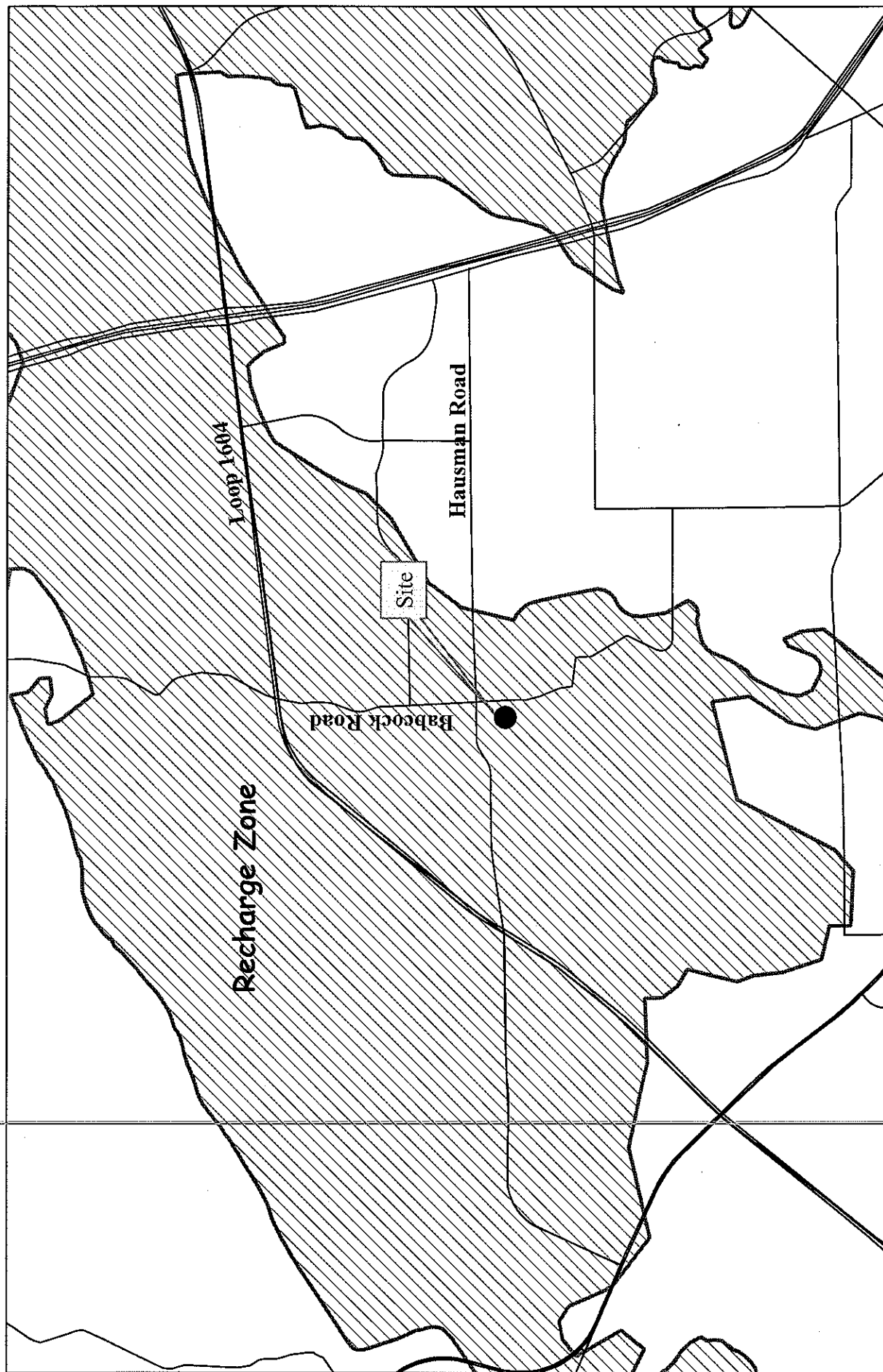

for Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:



Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



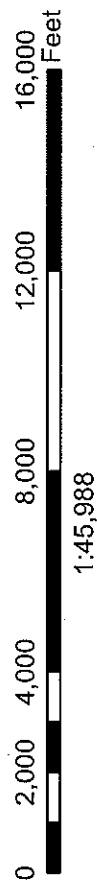
Zoning Case No. Z2006038 Figure 1

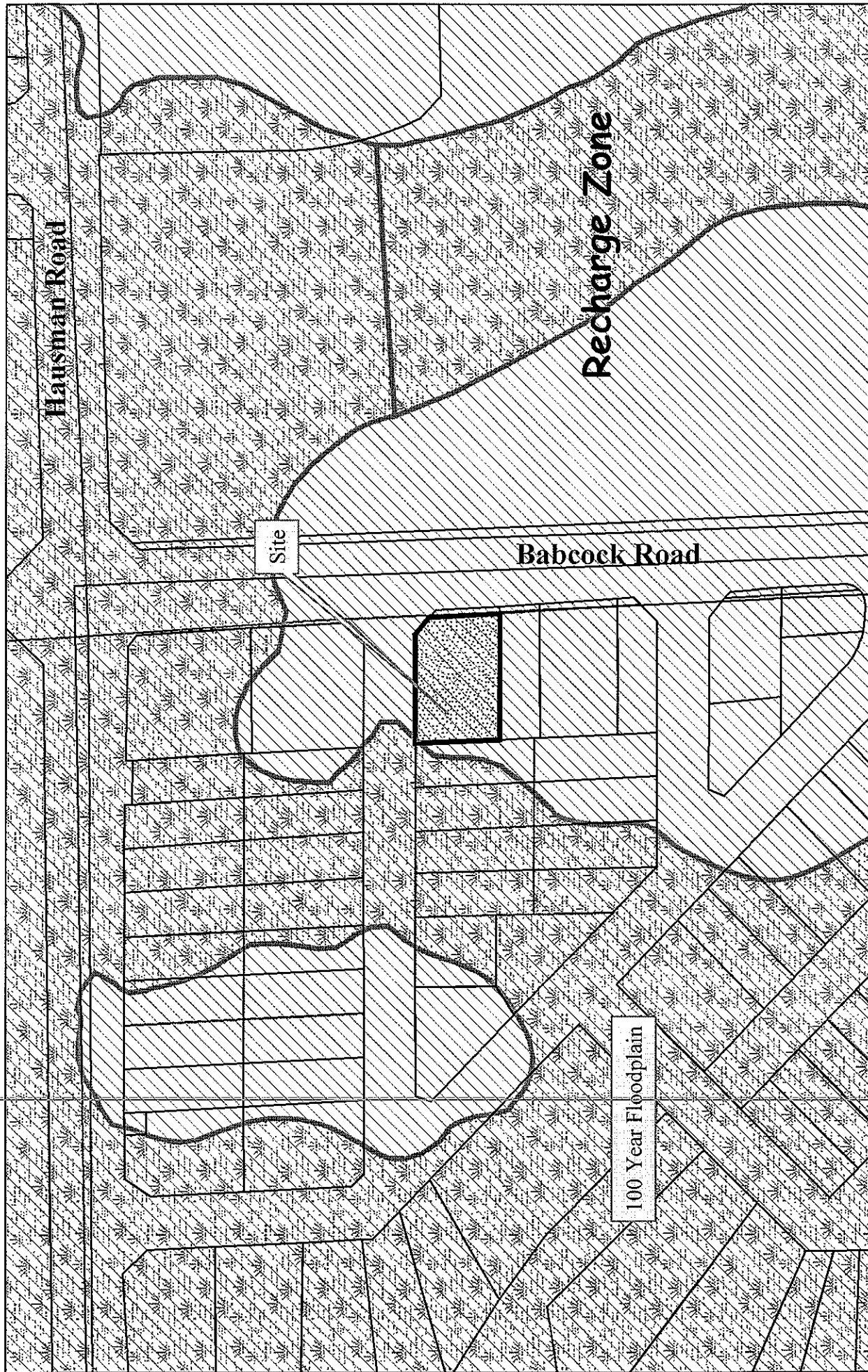
Real Estate Office

Map Page 513 E1

X=2055521 Y=13755294

Map Prepared by Aquifer Protection and Evaluation MJB 2/7/2006





Zoning Case No. Z2006038 Figure 2

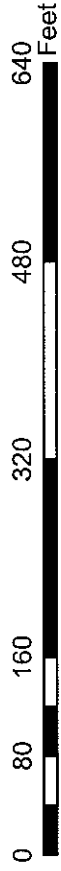
Real Estate Office

Map Page 513 E1

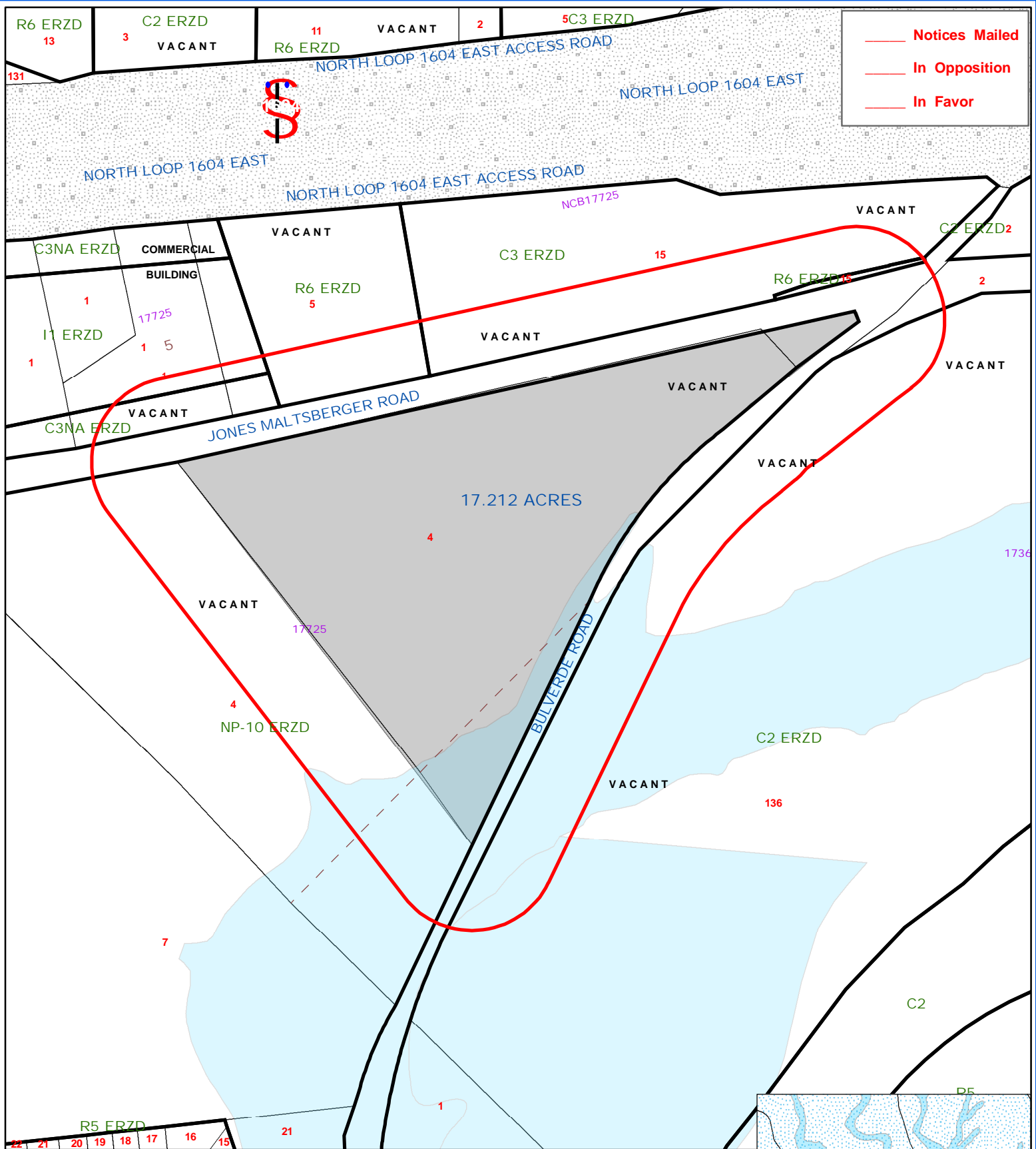
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Map Prepared by Aquifer

Protection and Evaluation MJB 2/7/2006



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ZONING CASE: Z2006-047

City Council District No. 10

Requested Zoning Change

From "NP-10 ERZD" To "RM-4 ERZD"

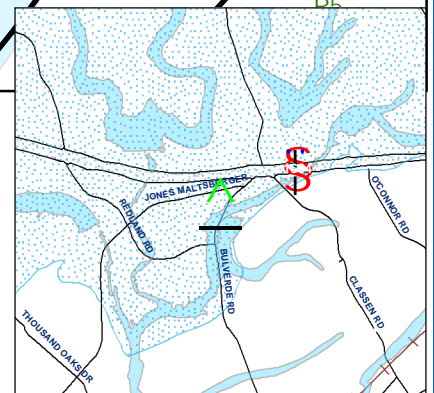
Date: April 4, 2006

Scale: 1" = 300'

■ Subject Property

○ 200' Notification

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CASE NO: Z2006047

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 10

Ferguson Map: 518 B4

Applicant Name:

Brown, P. C.

Owner Name:

Centex Homes

Zoning Request: From "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to "RM-4 ERZD" Residential Mixed Edwards Recharge Zone District.

Property Location: P-4A and P-19, NCB 17725 (17.212 acres)

17120 Bulverde Road

Between Bulverde Road and Jones Maltsberger Road

Proposal: Townhome community

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval

The subject property is currently undeveloped and located on Bulverde Road a major thoroughfare. The subject property is adjacent to "NP-10 ERZD" Neighborhood Preservation Edwards Recharge Zone District to the southwest (vacant), "C-2 ERZD" Commercial Edwards Recharge Zone District across Bulverde Road to the southeast (vacant) and "C-3 ERZD" General Commercial Edwards Recharge Zone District across Jones Maltsberger Road to the north (vacant). The purpose of the rezoning is to develop a townhome community on the subject property. The "RM-4 ERZD" Residential Mixed Edwards Recharge Zone District would be appropriate at this location.

The zoning was converted from "R-A ERZD" Residence-Agriculture Edwards Recharge Zone District to a "NP-10 ERZD" Residential Mixed Edwards Recharge Zone District with the adoption of the 2001 Unified Development Code (UDC).

1. SAWS recommends approval of the proposed land use.
2. The property is classified as a Category 2 property.
3. SAWS recommends that the impervious cover on the site shall not exceed 30%

CASE MANAGER : Pedro Vega 207-7980

DEV. SERVICES
2006 MAR 16 A 9:38

**SAN ANTONIO WATER SYSTEM
Interdepartment Correspondence Sheet**

To: Zoning Commission Members

From: Kirk M. Nixon, Manager, Resource Protection Division, San Antonio Water System

Copies To: Scott R. Halty, Director, Resource Protection & Compliance Department, Julia I. Mireles, P.E., Mike Barr, Resource Protection Specialist II, Aquifer Protection & Evaluation Section, File

Subject: Zoning Case Z2006047 (Town-Home Community)

Date: March 21, 2006

SUMMARY

A request for a change in zoning has been made for an approximate 16.41-acre tract located on the city's north side. A change in zoning from NP-10 ERZD to RM-4 ERZD is being requested by the applicant, Brown, P.C., by Mr. Kenneth W. Brown. The change in zoning has been requested to allow for the development of a town – home community.

As of the date of this report, an official request for a category determination or an official request for a "substantial alteration" determination has not been received by the Aquifer Protection & Evaluation Division. Based on the information provided, this property is a Category 2 property and shall be developed in accordance with all the provisions stated in Ordinance No. 81491 governing development on the Edwards Aquifer Recharge Zone. However, if the appropriate information is provided to the Aquifer Protection & Evaluation Section, this property may be determined to be a Category 1 property. If the property is determined to be a Category 1 property, staff recommends that the owner/operator use criteria outlined in Section 34-970 "Best Management Practices".

Based on the site evaluation of the property, and the information submitted by the applicant, SAWS staff recommends **approval** of the proposed land use. Should the city council rezone the property that is the subject of this report, the San Antonio Water System recommends that any development on that property after the zoning classification has been changed should be restricted as stated in the environmental recommendations section of this report.

LOCATION

The subject property is located in City Council District 10, at the intersection of Jones Maltsberger and Bulverde Road. The property lies within the Edwards Aquifer Recharge Zone (Figures 1 and 2).

SITE EVALUATION

1. Development Description:

The proposed change is from NP-10 ERZD to RM-4 ERZD and will allow for the construction of town – home community. Currently the site is undeveloped with dense vegetation.

2. Surrounding Land Uses:

Jones Maltsberger Road and an undeveloped property lie north of the property. Bulverde Road and a floodplain lies south and east of the property. A power line easement lies west of the property.

3. Water Pollution Abatement Plan:

As of the date of this report, a WPAP has not been submitted to the Texas Commission on Environmental Quality (TCEQ). A WPAP will be required to be submitted to and approved by the TCEQ prior to the commencement of construction.

4. Geologic Conditions:

The Resource Protection Division of the San Antonio Water System conducted a site evaluation, on February 14, 2006, of the referenced property to assess the geologic conditions and evaluate any environmental concerns present at the site. SAWS staff Geologist, Mr. Gregory James, P.G., was present during the site evaluation.

Using U.S. Geological Survey Water-Resources Investigations Report 95-4030 it was determined that the subject site was underlain by the Leached and Collapsed and the Cyclic and Marine Members of the Edwards Aquifer.

The Leached and Collapsed Member is generally one of the most permeable units of the Edwards. It is generally 70 to 90 feet thick in full section.

The Cyclic and Marine Member is characterized by both fabric and non-fabric permeability. It is 80 to 90 feet thick in full section.

On site observations were hindered by alluvium and dense vegetation. No Geologic Assessment was available for the project site. No significant features were observed during the site evaluation.

ENVIRONMENTAL CONCERNS

The environmental concerns associated with this development being constructed on the Edwards Aquifer Recharge Zone are:

Site Specific Concerns

1. A portion of the property lies within Long Creek Floodplain, along the southern portion, where recharge may occur.

General Concerns

1. The improper use of pesticides, herbicides, or fertilizers needed for landscape maintenance may be carried off in the first flush of stormwater run-off.
2. The build-up of hydrocarbons and other pollutants on streets, parking lots and other paved areas that are then carried off in the first flush of stormwater run-off.

ENVIRONMENTAL RECOMMENDATIONS

The following recommendations address the environmental concerns raised by the construction of this development on the Edwards Aquifer Recharge Zone:

Site Specific Recommendations

1. The impervious cover shall not exceed 30% on the site.
2. A floodplain buffer shall be provided along the south and southeast border of the property as required in Ordinance No. 81491, Section 34-913.
3. The land uses within the project site shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring City Council approval, the owner/operator shall apply for re-zoning for that particular use at the project site. If the land use is listed as special use, a special permit must be obtained for that use. If the land use is listed as not allowed, that land use will not be permitted on the project site.

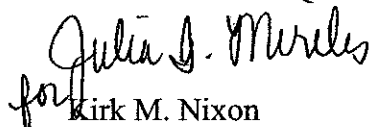
4. The owner of all water pollution abatement structures shall ensure these structures are properly maintained and kept free of trash and debris. A signed water quality maintenance plan must be submitted to the Resource Protection Division of SAWS. If at any time the ownership of the property changes, the seller must disclose to the buyer all the requirements of the water quality maintenance plan. The new owner must submit a signed water quality maintenance plan to the Resource Protection Division of SAWS.
5. Landscaped areas shall be sensitive to minimizing water needs, i.e., use of native plants. Each purchaser of an individual lot or tenant within this development shall be informed by the seller or lessor in writing about Best Management Practices (BMP) for pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210/222-2204), or equivalent information produced by the U.S. Natural Resource Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, shall be used.
6. The applicant shall notify the Construction Compliance Section of the Resource Compliance Division of SAWS at (210) 233-3564 no later than 48 hours prior to the commencement of construction at the site. If any significant geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Commission on Environmental Quality at (210) 490-3096 and the Resource Protection Division of the San Antonio Water System at (210) 233-3526.
7. If any sensitive geologic features such as, but not limited to, solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the TCEQ at (210) 490-3096 and the Resource Protection Division of the SAWS at (210) 233-3526.

General Recommendations

1. Prior to the release of any building permits the owner/operator of any Category 2 property shall submit an Aquifer Protection Plan to the Resource Protection Division of the San Antonio Water System.
2. Prior to the release of any building permits, the following shall be submitted to the SAWS Aquifer Protection & Evaluation Section of the Resource Protection Division:
 - A. A copy of the Water Pollution Abatement Plan (WPAP) shall be submitted for each particular development/use within the area being considered for re-zoning,
 - B. A set of site specific plans which must have a signed Engineers Seal from the State ,

- C. A WPAP approval letter from the Texas Commission on Environmental Quality (TCEQ),
 - D. A copy of the approved Water Pollution Abatement Plan.
3. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
4. If a water quality basin is constructed on the property, the following is required:
- A. Prior to the start of the basin construction, the owner will notify the Aquifer Protection and Evaluation Section of the San Antonio Water System at (210) 233-3526 to schedule a site inspection.
 - B. After basin construction is complete and prior to the start of business, the owner will notify the SAWS Aquifer Protection and Evaluation Section at (210) 233-3526 to schedule a site inspection. Additionally, we recommend a maintenance plan and schedule be developed and submitted to SAWS Aquifer Protection and Evaluation Section.
 - C. If the basin fails to drain properly, the owner will notify the Construction Section of the Resource Compliance Division at (210) 233-3564 prior to any discharge of water.
 - D. If at any time the ownership of the property changes, the seller must inform the buyer of all requirements for maintenance of the Basin. A signed basin maintenance plan and schedule agreement, from the new owner, must be submitted to the Resource Protection Division of SAWS.
5. The City of San Antonio shall inspect all future construction of the sewage collection system to include service laterals and sewer mains for proper construction according to State and City Regulations and Code.
-
6. The Resource Protection Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

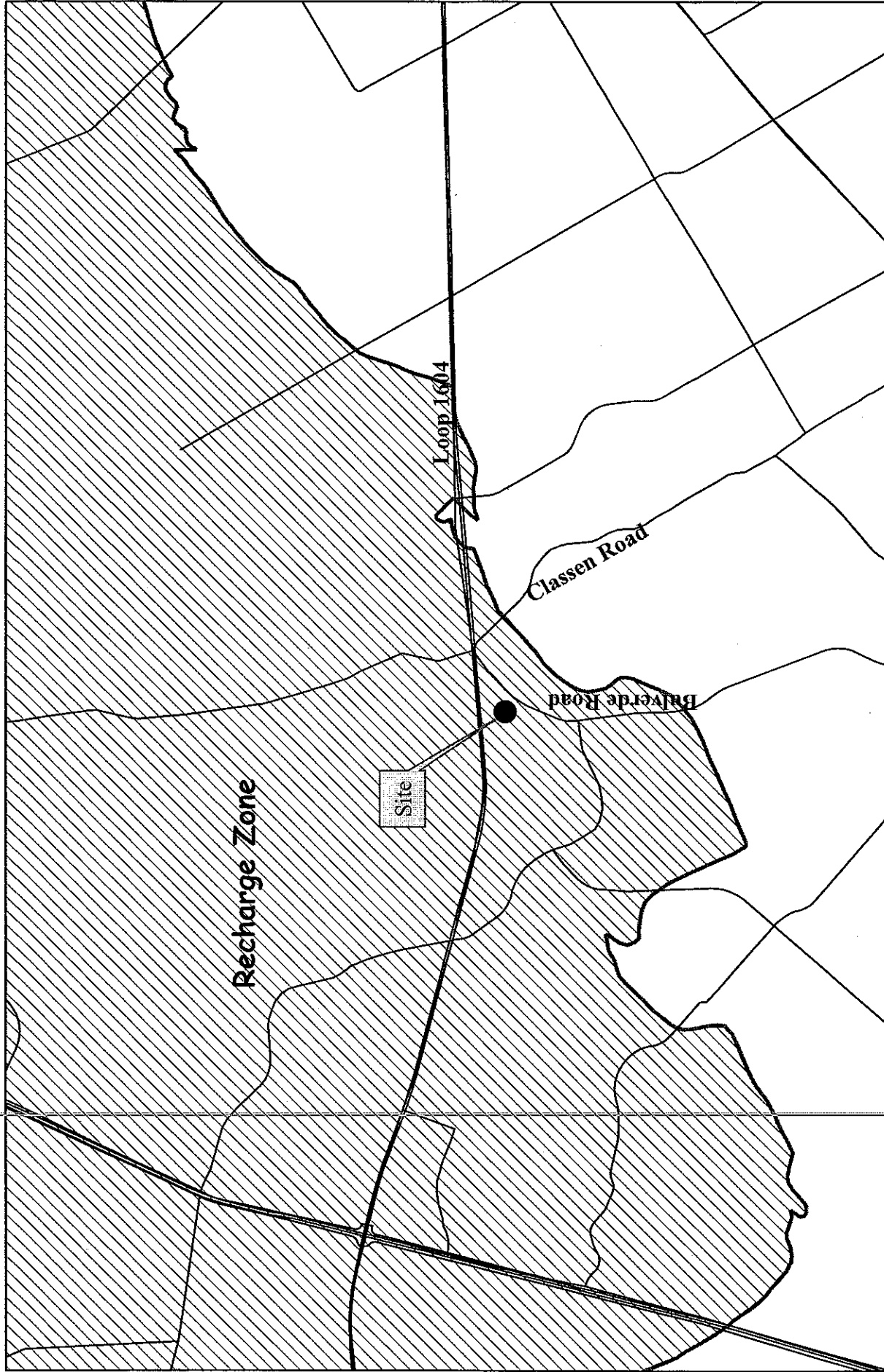
Based on the site evaluation of the property, and the information submitted by the applicant, staff recommends **approval** of the proposed land use. Additionally, SAWS staff recommends that the applicant, or any future owner, comply with the above recommendations in regards to the development of the subject property.


for Kirk M. Nixon
Manager
Resource Protection Division

APPROVED:


Scott R. Halty
Director,
Resource Protection & Compliance Department

KMN:MJB



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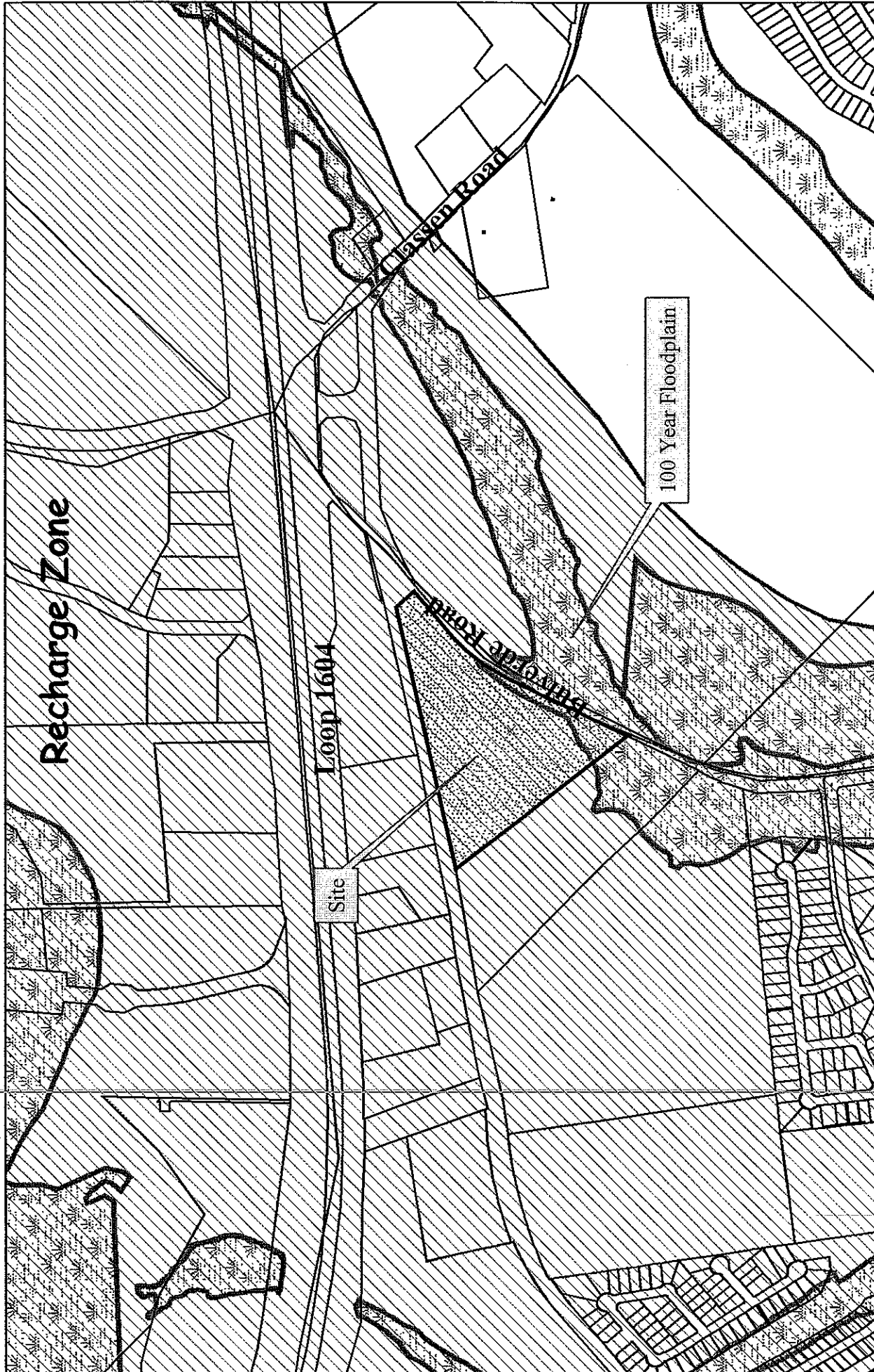
Zoning Case No. Z2006047 Figure 1

Townhome Community

Map Page 518 B4

X=2151614 Y=13765370

Map Prepared by Aquifer Protection and Evaluation MJB 2/3/2006



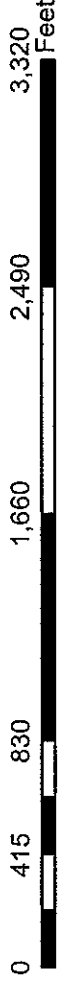
Zoning Case No. Z2006047 Figure 2

Townhome Community

Map Page 518 B4

X=2151614 Y=13765370

Map Prepared by Aquifer Protection and Evaluation MJB 2/3/2006



1:8,449



CASE NO: Z2006066 CD

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006 Zoning Commission Continuance from March 21, 2006

Council District: 3

Ferguson Map: 651 D4

Applicant Name:

Eduardo Cadena

Owner Name:

Joe A. Pastrano and Rebecca

Zoning Request: From "R-4" Residential Single-Family District to "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre.

Property Location: Lot 9, Lot 10, Lot 11 and Lot 12, Block E, NCB 11029

2400 Block of Betty Jean Street

Southside of Betty Jean Street east of Avondale Avenue

Proposal: Apartment complex

Neigh. Assoc. Highland Hills Neighborhood Association

Neigh. Plan Highland Hills Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The proposed zoning district conforms to the Highland Hills Community Plan. The land use for this site is medium-density residential. Although the base zoning is consistent with medium-density land use, a density not exceeding 12 du/acre is preferred to preserve neighborhood character.

Denial of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre. Approval of "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 12 units per acre.

The subject property is located on Betty Jean a Local Access Street (vacant). The subject property is adjacent to an Elementary School to the east, an existing drainage easement to the west with single-family dwellings to the south and are buffered by an existing drainage easement. The property across the street to the north is vacant. The current zoning of "R-4" permits only single-family dwellings with a minimum lot size of 4,000 square feet. The "RM-4" permits single-family dwellings, two-family dwellings, three-family dwellings and four-family dwellings with a minimum lot size of 4,000 square feet. The applicant is proposing a development consisting of apartments. Since the density may not exceed 11 units per acre, the applicant is requesting a Conditional Use not to exceed 24 units per acre.

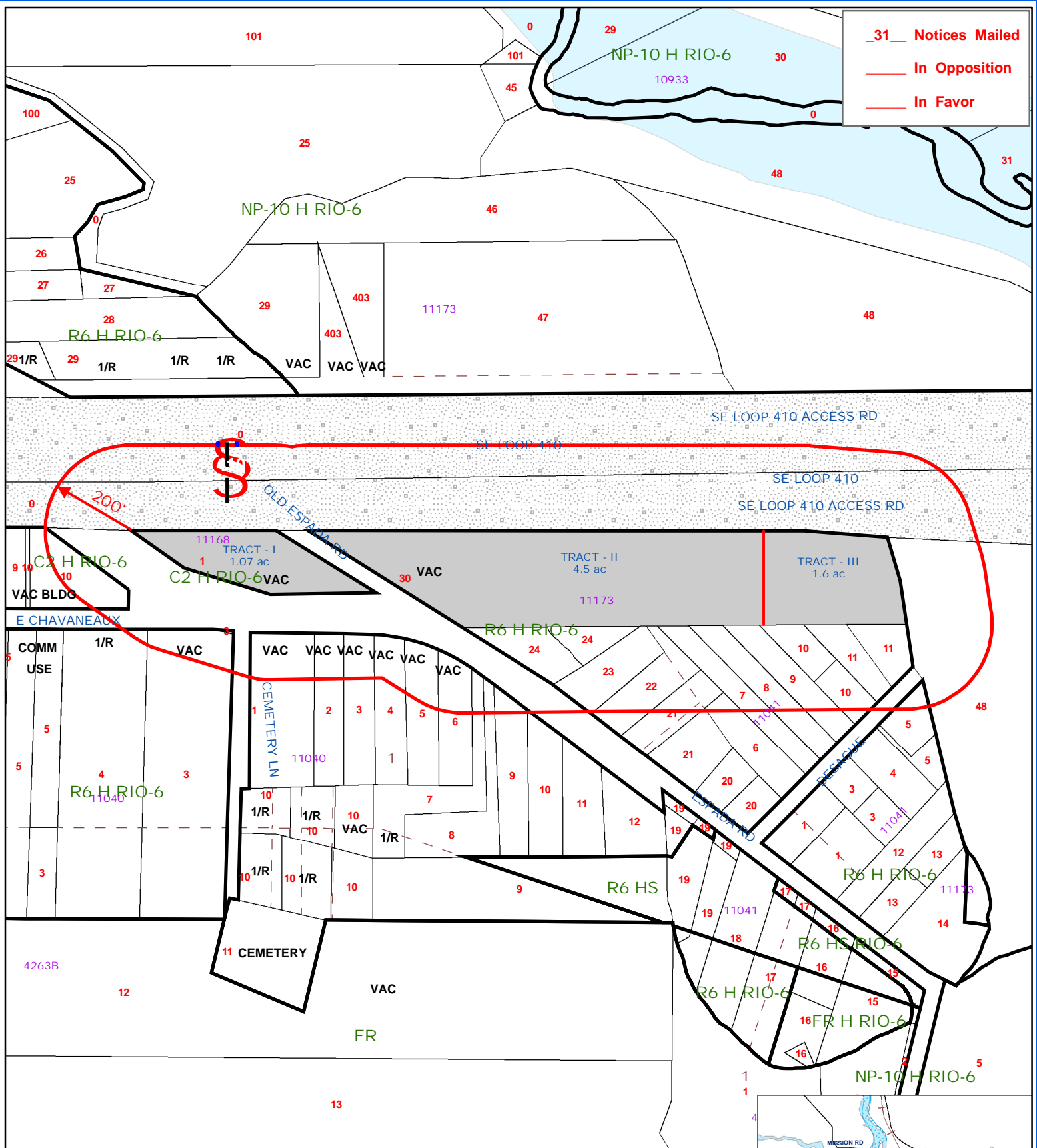
The "RM-4" (CD-Multi-Family Dwellings) Residential Mixed District with a Conditional Use for Multi-Family Dwellings not to exceed 24 units per acre would not be appropriate at this location. The "RM-4" district provides areas for medium to high-density, single-family residential uses mixed with a variety of housing types where adequate public facilities, near supporting transportation and services exist with capacity to

CASE NO: Z2006066 CD

Final Staff Recommendation - Zoning Commission

serve development. The development site is located in an area where accessibility and traffic circulation to major thoroughfares is limited.

CASE MANAGER : Pedro Vega 207-7980



ZONING CASE: **Z2006-063**

City Council District No. 3

Requested Zoning Change

From H "C-2" RIO-6, H "R-6" RIO-6 To H "C-3" RIO-6

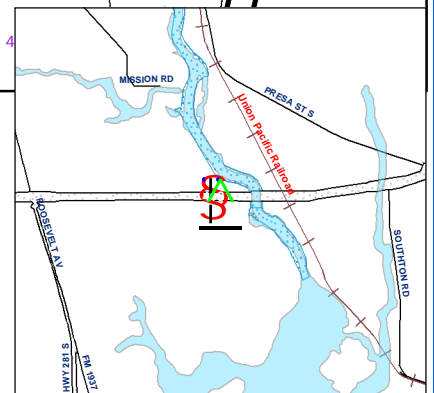
Date: April 4, 2006

Scale: 1" = 300'

Subject Property

○ 200' Notification

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CASE NO: Z2006063

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 3

Ferguson Map: 683 D4

Applicant Name:

Brown, P. C.

Owner Name:

Presto Tierra, LLC

Zoning Request: From (H) "C-2 RIO-6" Historic Commercial River Improvement Overlay District and (H) "R-6 RIO-6" Historic Residential Single-Family River Improvement Overlay District-6 to (H) "C-3 RIO-6" Historic General Commercial River Improvement Overlay District-6.

Property Location: 1.68 acres out of NCB 11168 and 6.455 acres out of NCB 11173

2425 East Chaveneaux and 9650 Espada

Loop 410 South and Espada Road

Proposal: To develop a retail shopping center

Neigh. Assoc. None

Neigh. Plan City South Community Plan

TIA Statement: A traffic impact analysis is not required. One may be required at the building/permitting stage.

Staff Recommendation:

Inconsistent. The City South Community Plan calls for Urban Living at these locations.

Denial of "C-3" H RIO-6 on both subject properties and Approval of "UD" Urban Development District.

The subject properties are located to the immediate east and west of the intersection of Old Espada Road and the access road to Southeast Loop 410. The applicant is requesting "C-3" General Commercial zoning at these locations. The current base zone for the subject property identified as Tract 1 on the zoning case exhibit map (2425 East Chavaneaux) is "C-2" and "R-6" on Tracts 2 and 3 (9650 Old Espada Road).

The applicant is requesting "C-3" on Tract 1 in order to construct a gas station with auto repair. The applicant is also requesting "C-3" on Tract 2 in order to construct a retail center and a hotel on Tract 3. Staff believes that the alternate recommendation of "UD" would be appropriate for the subject properties. The subject properties are currently in the CitySouth Community Plan. In order to meet the goals of the plan, staff recommends applying the flexible zoning classifications promoted within the CitySouth Plan. The subject properties are currently proposed for "Urban Development" land use types. The "UD" classification encourages compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. The intent is to minimize traffic congestion and environmental degradation.

The "UD" classification would allow the proposed gasoline station with auto repair on Tract 1. Additionally, staff recognizes that single-family residential would not be the most appropriate or the highest and best use

CASE NO: Z2006063

Final Staff Recommendation - Zoning Commission

for the property on Tracts 2 and 3. However, the "C-3" zoning classification tends to support strip-center commercial and the most intense commercial uses when along major highways. "UD" zoning would be more appropriate at this location than the regional uses permitted by a C-3 zoning since the applicant is requesting the rezoning in order to develop a hotel and a commercial center. The "UD" classification would permit all of the currently proposed uses, as well as, more than 90% or retail uses, and 80% of service-oriented uses identified as permitted uses in the C-3 zoning district.

To the south and southeast of the subject properties are large-lot single-family homes. To the west are heavy commercial uses, with the San Antonio River to the east. The proximity of the subject properties to the San Antonio River was a factor in the denial of "C-3" on Tracts 2 and 3, which is on Espada Road. "C-3" zones include, but are not limited to heavy auto and truck repair and service, truck stops, home improvement centers, etc. These intense uses are not compatible with the residential and environmentally significant surroundings. Additionally, the subject properties are within the Mission Historic District (Mission Espada is approximately ¼ mile southeast from the subject properties) and the River Improvement Overlay District 6 boundaries, which will require any development to follow design standards outlined in the Unified Development Code for the RIO-6 sector.

Additionally, the applicant will be required to adhere to the buffer requirements set forth in the "UD" District.

CASE MANAGER : Rudy Nino, Jr. 207-8389



ZONING CASE: Z2006-077
 City Council District No. 2
 Requested Zoning Change
 From "I-1"
 To "IDZ"
 Date: April 4, 2006
 Scale: 1" = 200'

Subject Property
 200' Notification

Map of the area showing the subject property and surrounding streets. The map includes labels for streets such as Dawson St, Nolan St, Burnet St, Bluebonnet St, St James, St John, and North New Braunfels Avenue. It also shows the location of the subject property and the 200' notification area.

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CASE NO: Z2006077

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 2

Ferguson Map: 617 C4

Applicant Name:

Joaquinn Arch

Owner Name:

Howard Wong

Zoning Request: From "I-1" General Industrial District to "IDZ" Infill Development Zone with uses permitted in the "C-2" Commercial District.

Property Location: Lot 1, Block 1, NCB 1360

734 New Braunfels Avenue

Southeast corner of New Braunfels Avenue and Burnet Street

Proposal: Mini strip center

Neigh. Assoc. Harvard Place/Eastlawn Neighborhood Association

Neigh. Plan Arena District/Eastside Community Plan

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Consistent

The Arena District / Eastside Community Land Use Plan calls for this area to be designated Mixed Use land use. Mixed Use provides for a concentrated blend of residential, retail, service, office, entertainment, leisure, and other related uses at increased densities to create a pedestrian oriented environment where people can enjoy a wide range of fulfilling experiences in one place. Mixed Uses include those in the Commercial and Residential categories and including low, mid and high-rise office buildings and hotels. This classification allows for a mix of uses in the same building or in the same development such as small offices (dentists, insurance professionals, non-profits, etc.), small storefront retail establishment (coffee shops, cafes, shoe repair shops, gift shops, antique stores, specialty retails shops, hair salons, day care, drug stores, etc.) and residential uses (live/work units, small apartment buildings, townhomes, etc.)

Approval

There is a vacant commercial building located on the subject property. The property fronts on North New Braunfels Avenue. The applicant has applied for "IDZ" Infill Development Zone District in order to create a mixed-use development. This zoning district would allow for uses permitted in "C-2". "IDZ" districts are intended to provide a more flexible approach to the development of infill projects. The current code requirements could make the redevelopment of this structure difficult due to the nature of the existing property. The "IDZ" district would not require the development to adhere to several standards such as setback requirements, parking, parks and open space, or buffer requirements. The "IDZ" Infill Development Zone is a down-zoning and would be appropriate at this location. The "IDZ" will protect and enhance the character of the neighborhood while improving the building's physical appearance. The Master Plan encourages the preservation and revitalization of vacant commercial buildings in older neighborhoods located inside Loop 410.

CASE NO: Z2006077

Final Staff Recommendation - Zoning Commission

CASE MANAGER : Pedro Vega 207-7980



____ Notices Mailed
____ In Opposition
____ In Favor

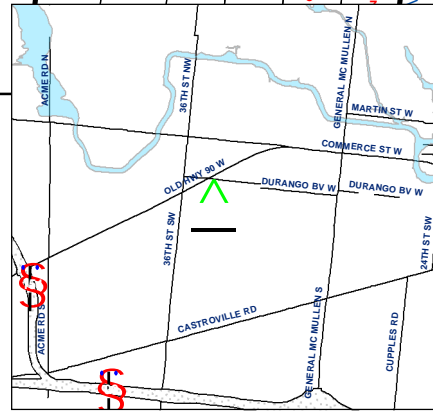
ZONING CASE: Z2006-076

City Council District No. 6
Requested Zoning Change
From "R-4"
To "MF-33"
Date: April 4, 2006
Scale: 1" = 200'

■ Subject Property
○ 200' Notification

14

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CASE NO: Z2006076

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 6

Ferguson Map: 615 A5

Applicant Name:

Eduardo Cadena

Owner Name:

Jason Shapiro

Zoning Request: From "R-4" Residential Single-Family District to "MF-33" Multi-Family District.

Property Location: Lots 9 through 16, NCB 8595

5534 San Fernando Street

Southeast Corner of S. San Fernando Street and Don Jose

Proposal: To Develop an Apartment Community

Neigh. Assoc. Los Jardines Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of MF-33, Approval of RM-4

Multi-family developments are most appropriate along arterials or major thoroughfares where supporting infrastructure such as transportation services and commercial facilities are available. Although the subject property is in somewhat close proximity to these services, it is located in an area where low density residential uses are most prevalent. Additionally, the property is located on Don Jose, a local street that deadends at the property's south property line, and San Fernando, a street which serves as a collector but is not identified as an arterial in the city's Major Thoroughfare Plan. The RM-4 zoning district, a mixed residential district, would allow some flexibility in single and multi-family housing types without an increase in density. A multi-family zoning district that would allow 25 or more units per acre would not be appropriate at this location.

The subject property, annexed in 1944, consists of 8 lots combined into one parcel with two existing single-family dwellings. Since the property totals about 1.15 acres or about 50,200 square feet, a gross acreage calculation shows that up to about 36 units could be built. The applicants are proposing to build 8 buildings, each housing 4 units for a total of 32 units. The existing R-4 zoning allows a maximum of 11 units per acre, as does the RM-4 district.

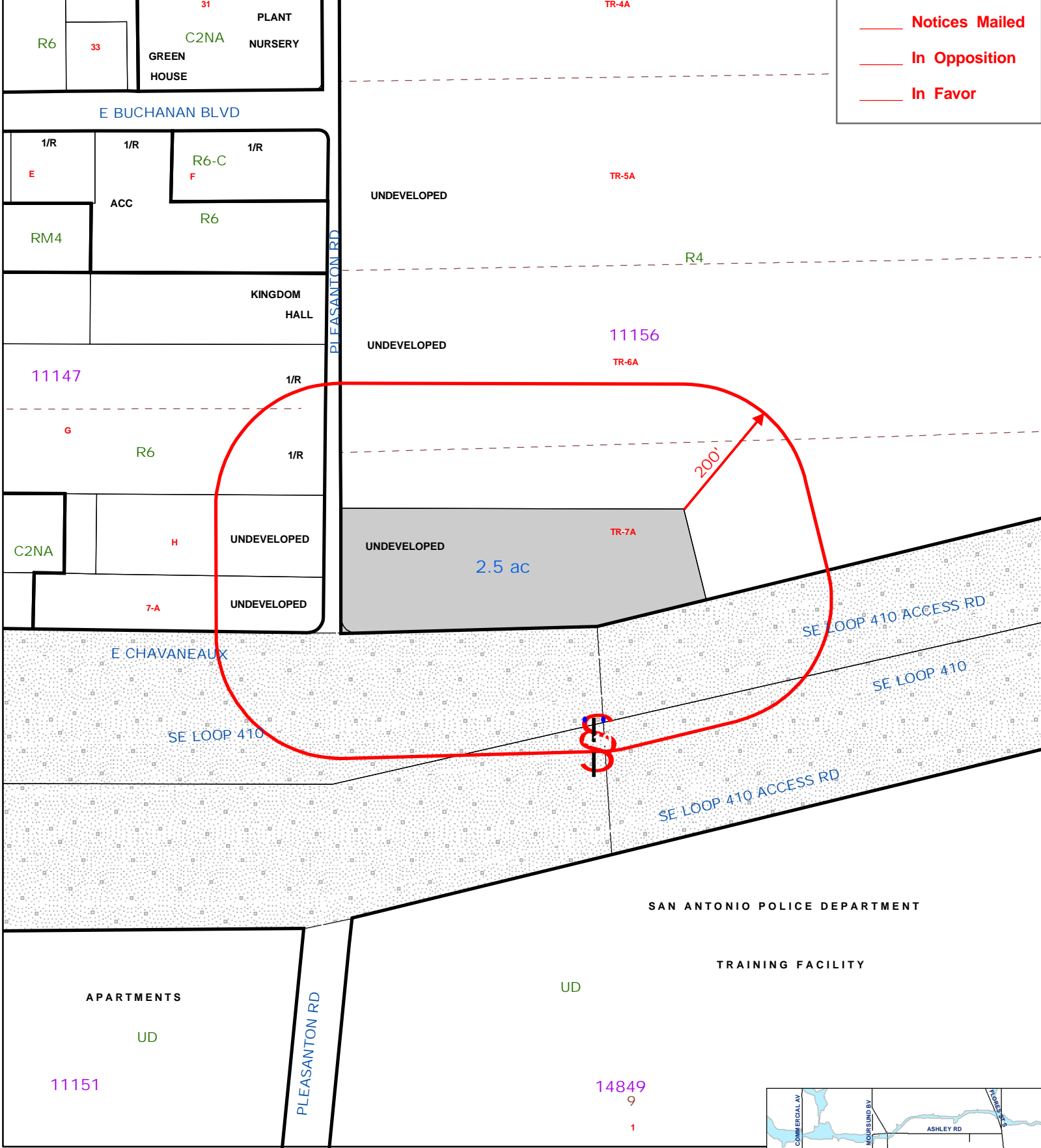
There are 5 existing single family residences to the east that abut the subject property and 6 more single family residences across Don Jose to the west, all zoned R-4. To the north, across San Fernando, there are additional single family units and several undeveloped lots, all zoned R-6. To the south are properties zoned MF-33 and R-4, with an existing apartment complex to the southwest fronting on 34th Street. The existing MF-33 zoning converted from the previous R-3 zoning district in 2002. Don Jose deadends at Richard Cuellar Community Center Park to the south, which is also zoned R-4. There is not vehicular access to the park on

CASE NO: Z2006076

Final Staff Recommendation - Zoning Commission

Don Jose. Most properties to the east on San Fernando are residential while there is a mix of residential, commercial and public uses along San Fernando to the west, most notably a post office and tire shop.

CASE MANAGER : Matthew Taylor 207-5876

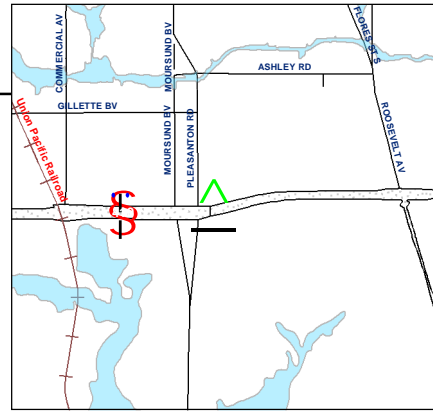


ZONING CASE: Z2006-078

City Council District No. 3
Requested Zoning Change
From "R-4"
To "C-3"
Date: April 4, 2006
Scale: 1" = 200'

Subject Property
200' Notification

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CASE NO: Z2006078

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 3

Ferguson Map: 682 D4

Applicant Name:

Ismail Sulieman

Owner Name:

Ismail Sulieman

Zoning Request: From "R-4" Residential Single-Family District to "C-3" General Commercial District.

Property Location: 2.5 acres out of NCB 11156

12000 Block of Southeast Loop 410

Northeast Corner of Southeast Loop 410 and Pleasanton Road

Proposal: To Develop a Hotel

Neigh. Assoc. Kingsborough Ridge Neighborhood Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of C-3, Approval of UD

Except for its frontage along Loop 410 and Pleasanton Road, the subject property directly abuts property with existing single family residential zoning that will soon be developed for single family residential use. The properties to the west across Pleasanton Road, some with existing single family dwellings and some currently undeveloped, also have single family residential zoning. The General Commercial, or C-3, zoning district is a regional commercial district and is not appropriate being in such close proximity to existing and what will be future residential development.

The Urban Development District, a flexible zoning district that allows both residential and commercial uses, does allow the proposed hotel use by right given the property's location within 850 feet of a major intersection. The UD district allows many of the same commercial uses permitted within the C-2 district and is a much more appropriate district at this location. Properties fronting on the south side of Loop 410 are located within the CitySouth Community Plan and many, including those directly south of the subject property, are currently zoned UD. An application of the UD zoning district to properties that front on the north side of Loop 410 will provide flexibility in new growth, encourage consistency in development along the Loop 410 corridor and promote to the city's master planning policies.

The subject property, annexed into the city in 1952, consists of 2.5 acres and is presently undeveloped. There is single family residential zoning to the north, east and west with properties that are both undeveloped and with existing single family dwellings. To the south, across Loop 410, is a city police department training facility on property zoned UD and to the southwest is an apartment complex currently undergoing construction on property also zoned UD.

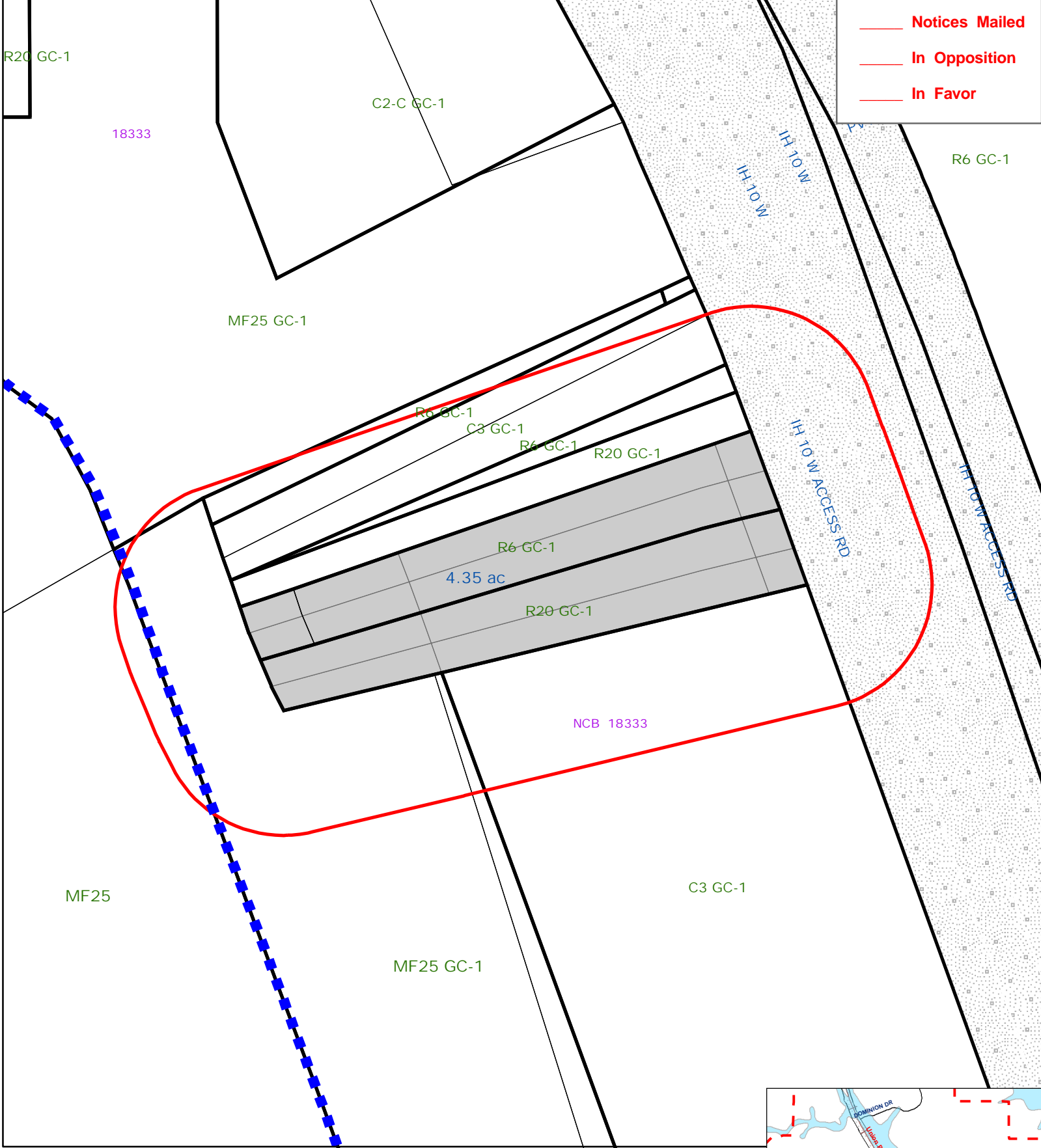
CASE NO: Z2006078

Final Staff Recommendation - Zoning Commission

A previous zoning application was submitted for this property with the same request to rezone from R-4 to C-3 (Z2005196). The proposed use at that time was a combination of commercial uses including a hotel, restaurant and convenience store. Staff recommended denial and, by a vote of 8-2, the Zoning Commission also recommended denial. The applicant's withdrew the case prior to having the item presented to the City Council.

A successful rezone of the property to C-3 will require a Type "C" buffer along the north and east property lines. If approved, the UD district will require a Type "C" landscape buffer if the proposed building is less than 90,000 square feet or a Type "D" landscape buffer if the proposed building exceeds 90,000 square feet. Additional standards unique to the UD district that govern building appearance and articulation, signage, lighting, and outside storage will also apply.

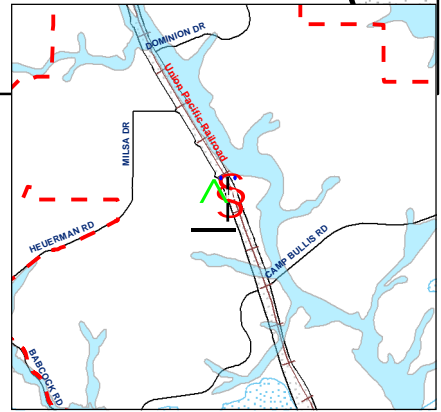
CASE MANAGER : Matthew Taylor 207-5876



ZONING CASE: Z2006-080
City Council District No. 8
Requested Zoning Change
From "R-6" GC-1 and "R-20" GC-1
To "C-3" GC-1
Date: April 4, 2006
Scale: 1" = 200'

Subject Property
200' Notification

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CASE NO: Z2006080

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 8

Ferguson Map: 480 A7

Applicant Name:

Kaufman and Associates, Inc.

Owner Name:

Wayne Wright Interests, Inc./St. James Holdings, Inc.

Zoning Request: From "R-6" GC-1 Residential Single-Family Gateway Corridor District-1 and "R-20" "GC-1" Residential Single-Family Gateway Corridor District-1 to "C-3" GC-1 General Commercial Gateway Corridor District-1.

Property Location: 4.35 acres out of NCB 18333

20635 and 20655 IH 10 West

IH 10 West, North of Camp Bullis Road

Proposal: To Allow Commercial Development

Neigh. Assoc. Friends of Friedrich Wilderness Park

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is required and has been submitted.

Staff Recommendation:

Approval

The subject properties front on IH 10 and a commercial zoning district is a more appropriate district than less intense residential uses or more intense industrial uses since much of the existing frontage along this portion of IH 10 is rapidly transitioning into commercial corridor. Significant residential development along these corridors is unlikely due to potential conflict with the future uses the existing commercial zoning will allow and industrial uses are not encouraged along the city's gateway corridors.

The subject properties, located at 20635 and 20655 IH 10 West, were annexed into the city in December of 1998 and total just over 4 acres. Both properties were annexed with single family residential zoning, R-20 and R-6, respectively. The gateway corridor overlay was applied to this portion of IH 10 in 2003 and both properties are located entirely within this overlay. The property at 20635 has a vacated single family dwelling built around 1983 and miscellaneous accessory structures while the property at 20655 has an existing office/residential use, the primary structure being built around 1989.

There are largely undeveloped lands to the immediate south, west and further north zoned C-3 and MF-25 although immediately south are a collection of industrial sized propane storage tanks. These districts were approved by the City Council in January of 2006 (Z2006002) and encompass well over 100 acres. The property immediately to the north, zoned R-20, has existing buildings that are currently undergoing extensive renovation and further north is a property with split R-6 and C-3 zoning which presently has a temporary office trailer. One additional property slightly further north also has split R-6 and C-3 zoning and has an existing dwelling and fortune teller business. To the east, directly across IH 10, is a cemetery. If the

CASE NO: Z2006080

Final Staff Recommendation - Zoning Commission

requested zoning is approved, a Type "C" landscape buffer will be required along those property lines to the south, west and north where the subject properties abut residential districts.

CASE MANAGER : Matthew Taylor 207-5876

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: John Jacks (Planning Manager), Development Services Zoning Division
FROM: Richard W. Chamberlin – DSD – Traffic Impact Analysis Division
COPIES TO: File
SUBJECT: Coventry Commercial, Rezoning 20655 IH-10 West, Level 1 TIA (Z2006080)
2006TIA0332
DATE: March 15, 2006

The Development Services TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Coventry Commercial, Rezoning 20655 IH-10 West. The analysis is in compliance with TIA Ordinance 91700.

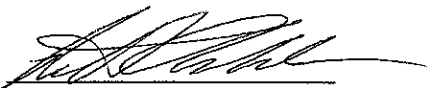
This proposed development is located on IH-10 West western frontage road south of Heuermann in the San Antonio city limits. The TIA indicates that the tract is currently zoned R-5/R-20 Single Family Residential use. The property is proposed to be rezoned to C-3 commercial with possible development as self-storage, shopping center, office space, or a combination of these. The proposed development is projected to generate approximately 176 PM peak hour trips, and 2,018 daily vehicle trips based on shopping center trip generation rates.

No off-site improvements are required by the developer under the TIA ordinance. The TIA division has the following comments:

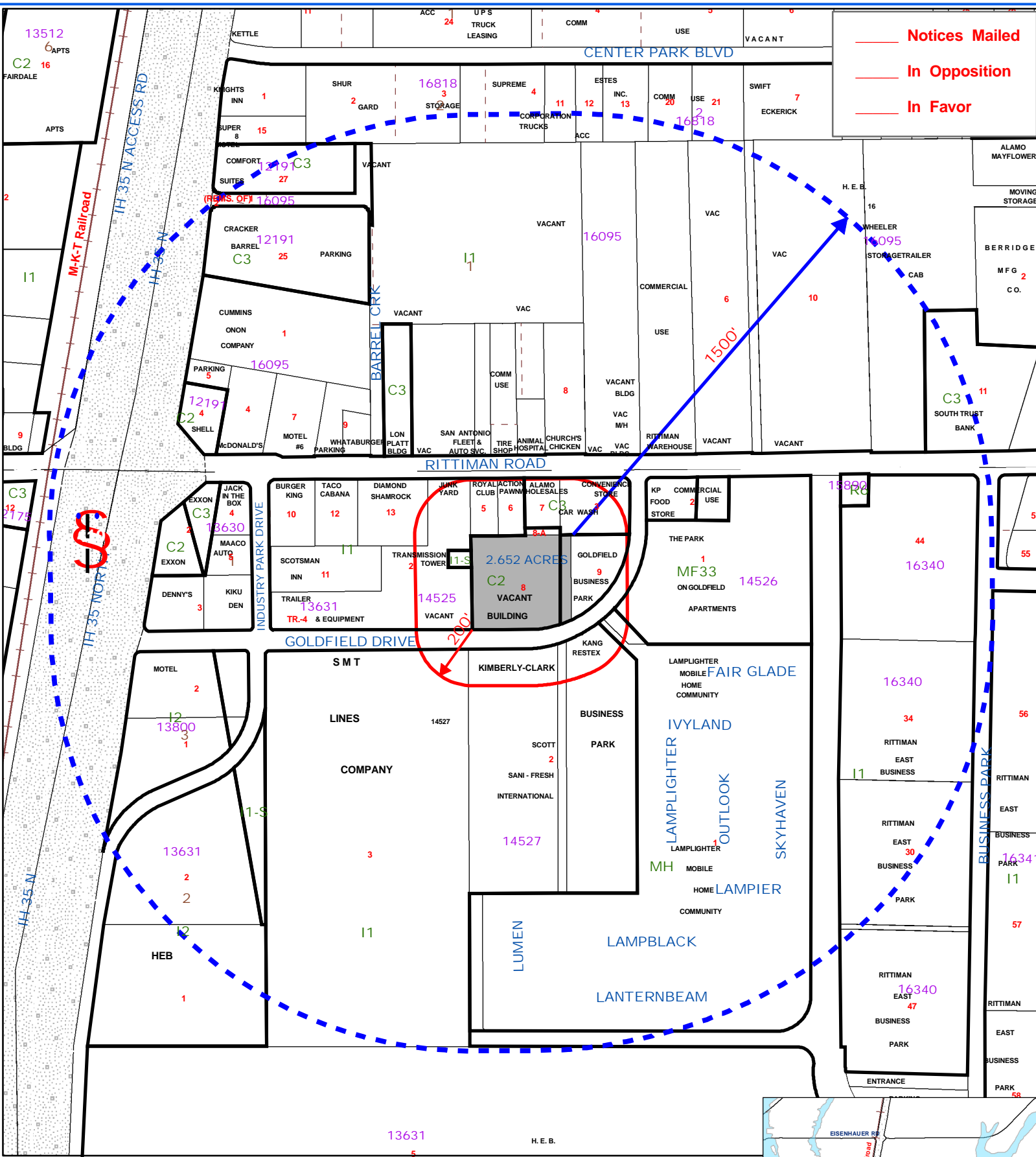
- All access driveways shall comply with UDC 35-506 (r). Site circulation is important for this proposed development. Reduced number of driveways and cross access is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.
- All access driveways shall provide clear sight distance along the IH-10 frontage road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan, submitted with no site-plan and based on re-zoning only. Therefore, this document does not represent an approval for the actual future development. If the actual development is different from that proposed by the TIA study, additional information may be required, or a new TIA required at the platting or building permit stage.

Reviewed by:



Richard W. Chamberlin, P.E.
Sr. Engineer
Traffic Impact Analysis & Streets

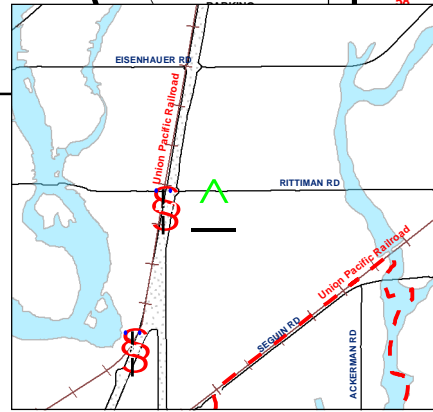


ZONING CASE: **Z2006-081 S**

City Council District No. 2
 Requested Zoning Change
 From "C-2" and "I-1"
 To "C-3" S
 Date: April 4, 2006
 Scale: 1" = 500'

Subject Property
 200' Notification

14



CASE NO: Z2006081 S

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 2

Ferguson Map: 584 E4

Applicant Name:

Goldfield Property Investmetns, Ltd.

Owner Name:

Goldfield Property Investmetns, Ltd.

Zoning Request: From "C-2" Commercial District and "I-1" General Industrial District to "C-3" S General Commerical District with a Specific Use Permit for a Transitional Home.

Property Location: Lot 8, NCB 14525

14703 Goldfield Drive

Northside of Goldfield Drive between Rittiman Road and Industry Park Drive

Proposal: Transitional home

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval.

The subject property is located on Goldfield Drive a collector street which is appropriate for high intensity commercial uses. The subject property has an existing commercial building. The surrounding property is currently zoned "I-1" General Industrial District and "C-3" General Commercial District. The "C-3" General Commercial District promotes a broad range of commercial operations and services necessary for large regions of the city, providing community balance. The "C-3" General Commercial District would be appropriate at this location. The transitional home does comply with the provisions of the city code of the City of San Antonio at this site.

Transitional home - A residential facility, differentiated from facilities, sometimes referred to as a rehab center and/or half-way house, which provides onsite supervised lodging for individuals who are required to reside at the facility as a term of parole or under mandatory supervision.

A transitional home established after November 17, 1997, shall not be located within one thousand five hundred (1,500) feet of any public/private elementary, middle or high school, public/private children's day care facility requiring a certificate of occupancy and/or public park. The transitional home shall be staffed twenty four (24) hours a day with one attendant per fifteen (15) parolees. Outdoor activities shall be limited to the hours of 6:00 a.m. until 9:30 p.m. seven (7) days a week. No tenant or parolee may occupy a transitional home in any capacity if previously convicted of a sex oriented crime, child molestation, and/or murder in any degree. A certified survey prepared by a licensed surveyor or licensed engineer showing distance measurements in accordance with this subsection shall be submitted to the director of development services for all transitional homes as part of the application for the certificate of occupancy.

CASE NO: Z2006081 S

Final Staff Recommendation - Zoning Commission

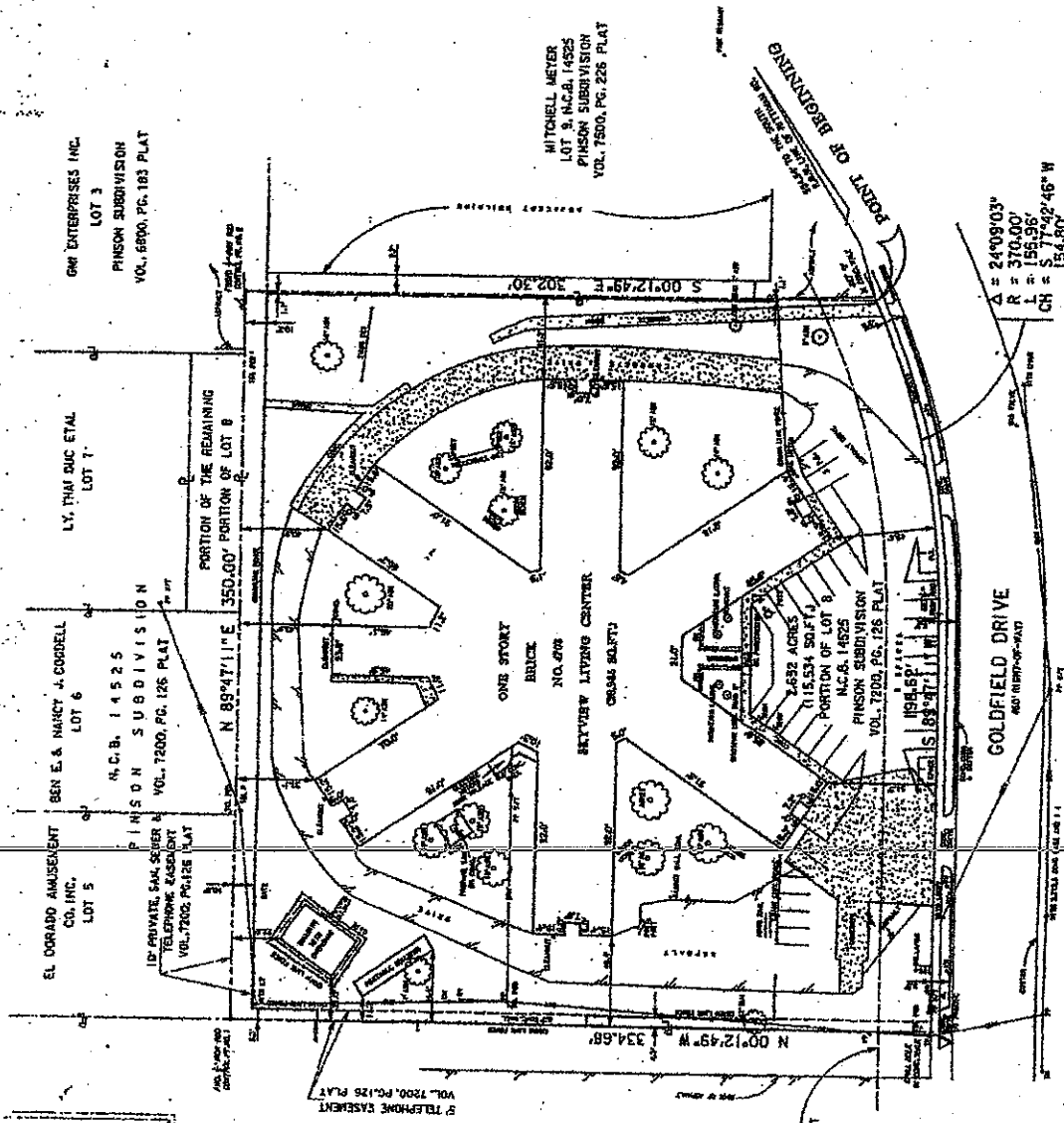
CASE MANAGER : Pedro Vega 207-7980

DRIVE

VICTIMITY MAP
NOT TO SCALE

7200608

2, N.C.B. 14525
SON SUBDIVISION
800, PG. 183 PLAT



NOTES

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TITLE CONTRACT NO.

WOLFE, PAUL J. OF THE DEPT. OF SOCIAL SECURITY, TEXAS.

FLAME TEST

[illegible]

Urgent

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Dated, Aug 30, 1928

CLARK-GORDON, INC.

Carlton Clark
Carlton Clark
Registration No. 1135

FIELD NO. 1049 PG. 8

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CASE NO: Z2006082

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 10

Ferguson Map: 518 D5

Applicant Name:

Roy Rosin and Joel Johnson

Owner Name:

Roy Rosin and Joel Johnson

Zoning Request: From "O-2" Office District to "C-2" Commercial District.

Property Location: Lot 60, Block 20, NCB 17726

15000 Block of Classen Road

Northwest Corner of Classen Road and Knollcreek

Proposal: To Develop a Small Retail Center

Neigh. Assoc. Knollcreek Homeowner's Association

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Denial of C-2, Approval of C-1

The proposed C-2 zoning, a community commercial district, is not appropriate for the subject property given its location within an extensive single-family residential area. Further, although both Classen Road and Knollcreek are identified as Type "A" secondary arterials, the property is located at an unsignalized intersection and where the current lane configurations and the presence of medians will not promote efficient vehicular ingress and egress to and from the subject property. Additionally, those property lines not directly fronting on public right-of-way abut lots with existing single-family residential uses. The C-1 zoning, a local commercial district, is more appropriate at this location as it is designed to serve a smaller customer base and through building size limitations will restrict the intensity in both customer and traffic volume, making any future commercial use more compatible with the residential character of the existing neighborhood.

The subject property consists of about 1.2 acres and is currently undeveloped. It was annexed in 1995 and rezoned from residential to office zoning in 1997. The property was identified in the Knollcreek Commercial Subdivision plat recorded in 2000. After the adoption of the Unified Development Code in 2001, the previous O-1 district converted to the current O-2 district. Since the current zoning was a result of this conversion, there is a height restriction of 35 feet which is not applicable to properties zoned O-2 outright. An approval of either a C-1 or C-2 zoning district will require a Type "B" landscape buffer along the north and west property lines.

To the north and west are single family dwellings zoned R-5 and located within the Knollcreek Subdivision. To the east is a convenience store, established prior to annexation in about 1986, on property zoned B-2 in 1997. To the south is a commercial day care operation zoned B-2 NA in 1997 and established around 1998. Both B-2 districts converted to C-2 zoning in 2002. Further to the east and west beyond these commercial

CASE NO: Z2006082

Final Staff Recommendation - Zoning Commission

uses is a continuation of dense residential development with a variety of single-family residential zoning.

CASE MANAGER : Matthew Taylor 207-5876

CASE NO: Z2006084

Final Staff Recommendation - Zoning Commission

Date: April 04, 2006

Council District: 4

Ferguson Map: 681 D2 & 3

Applicant Name:

Dusti Clemence

Owner Name:

Dusti Clemence

Zoning Request: From "R-4" Residential Single Family District to "C-3" General Commercial District.

Property Location: 2.1 acres out of NCB 11067

1100 Block of Poteet Jourdanton Freeway

Corner of Poteet Jourdanton Hwy and Gillette Boulevard

Proposal: To develop a medical office

Neigh. Assoc. None

Neigh. Plan None

TIA Statement: A Traffic Impact Analysis is not required

Staff Recommendation:

Denial of C-3 and Approval of O-1

This is a remaining portion that was rezoned for a medical office August 25, 2005. (Z2005173) The subject property is located close to the intersection of Gillette Boulevard and Poteet Jourdanton Freeway. The property to the east and south is zoned for single-family residential, while the property to the north is zoned for commercial use. There are existing single-family residential homes located to the east. C-3 would permit more intense commercial uses. The O-1 zoning district would serve as a transition between the commercial corner and the single-family residential dwellings.

CASE MANAGER : Richard Ramirez 207-5018